

**CHAPTER 2
DEFINITIONS**

Section 200.00 General Interpretation

For the purpose of this Resolution, certain words shall be interpreted as follows:

1. The word "person" includes a firm, association, organization partnership, trust, company, or corporation, as well as an individual.
2. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
3. The present tense includes future tense, the singular number includes the plural, and visa versa.
4. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."
5. The word "lot" includes the words "plat" or "parcel."
6. Any word or term not defined herein shall be given a meaning found in the latest publication of Webster's Dictionary.
7. References to specific sections of the Ohio Revised Code or other statutory or regulatory edicts or proclamations shall be understood to extend to successor citations should the specific numbers involved be changed or altered through the amendment process.

Section 201.00 Words, Terms, or Phrases

The following listed words, terms, or phrases are defined as follows:

Abandonment:

To cease or discontinue a use or activity without intent to resume, but excluding temporary or short term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or re-arranging a facility, or during normal periods of vacation or seasonal closure.

Abutting:

Having property or district lines in common.

Acre:

Shall be considered to be 43,560 square feet.

Access:

A pathway permitting ingress and egress by pedestrian or vehicular traffic.

Accessory Dwelling Unit:

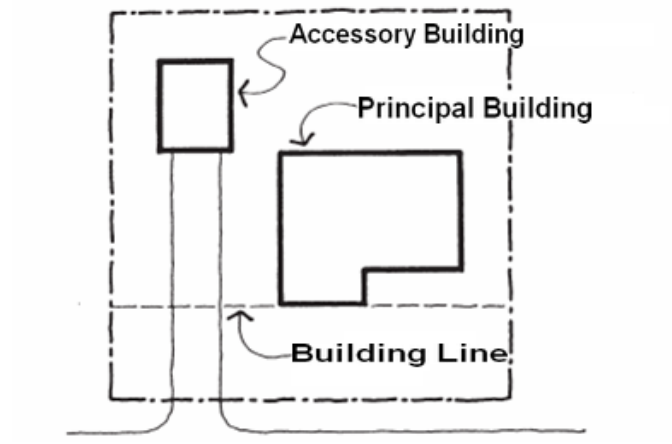
A separate housekeeping unit, complete with its own sleeping, cooking, and bathroom facilities,

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that is substantially contained within the structure of a single-family dwelling, but functions as a separate unit.

Accessory Structure/Use:

A structure or use that: a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or a principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience or necessity of occupants, business, or industry in the principal building or principal use served; and, e) is located on the same lot as the principal building or use served; and f) is incidental to and secondary to the mandatory two (2) car garage.



Addition:

Any construction which increases the size of a building.

Adult Arcade:

Any place to which the public is permitted or invited, wherein coin-operated or slug operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult Book Store or Adult Video Store:

A commercial establishment which derives twenty-five percent (25%) or more of its gross income from the sale and rental of, or utilizes twenty-five percent (25%) or more of its retail selling area for the display of any one or more of the following:

1. Books, magazines, periodicals, or other printed matter or photographs, films, motion pictures, video cassettes, or video reproductions, slides or other visual representations which depict or describe specified sexual activities or specified anatomical areas or;
2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing specified sexual activities or

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specified anatomical areas and still be categorized as an adult book store or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult book store or adult video store.

Adult Cabaret:

A nightclub, bar, restaurant, or similar establishment that regularly features live dancers who must wear at least pasties and a g-string, because no public nudity is permitted.

Adult Family Home: (ORC Section 3722.01)

A residence or facility that provides accommodations to three to five unrelated adults and supervision and personal care services to at least three of those adults

Adult Group Home: (ORC Section 3722.01)

A residence or facility that provides accommodations to six to sixteen unrelated adults and provides supervision and personal care services to at least three unrelated individuals.

Adult Motion Picture Theater:

A commercial establishment which derives twenty-five percent (25%) or more of its gross income from the showing of, or utilizes twenty-five percent (25%) or more of its total viewing time for the presentation of, or both, materials for observation by its patrons, films, motion pictures, video cassettes, slides, or similar photographic reproductions, which are regularly shown and which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult Theater:

A theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Affordable Housing:

Housing that is affordable to low to moderate income households as defined by the U.S. Department of Housing.

Agriculture:

For the purposes of this Resolution, "Agriculture" shall include farming; ranching; aquaculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; production of field crops, tobacco, fruits, vegetable, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Agritourism:

A farm enterprise operated for the enjoyment and education of the public that may also generate additional farm income from activities and sale of farm products. Examples include, but are not limited to: crop mazes, hayrides, horse rides, pick your own harvest, festivals, etc.

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Airport:

Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxi-ways, aircraft storage and tie-down areas, hangars and other necessary buildings, and open spaces.

Aisle:

A passageway between areas of seating or vehicle parking spaces.

Alley: (see Street or Road)

Alterations:

Any change, addition, modification in construction or occupancy of an existing structure.

Alteration, Structural:

Any change in the supporting members of a building or structure, such as bearing walls, columns, beam or girders or any substantial changes in the roof and exterior walls.

Amusement Arcade:

A building or part of a building in which five or more pinball machines, video games, or other similar player operated amusement devices are maintained.

Amendment:

A change in an adopted plan for site plans or to the Zoning Resolution.

Annexation:

The incorporation of land from an unincorporated area to a municipality.

Antenna:

Any structure or device used for the purpose of collecting or transmitting electromagnetic signals, including but not limited to directional antennae, such as panels, microwave dishes, and omni-directional antennae, such as whip antennas.

Apartment:

A room or a suite of rooms used and designed for use exclusively for rent or lease as a dwelling unit.

Applicant:

Owner of record, or his agent duly authorized in writing by the owner of record.

Appurtenance:

An addition or projection above or beyond the principal building but upon the same foundation.

Aquifer:

A geological unit in which porous and permeable conditions exist and thus are capable of yielding usable amounts of water.

Aquifer Recharge Area:

An area that has soils and geological features that are conducive to allowing significant amounts of surface water to percolate into groundwater.

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Association:

A legal entity operating under recorded land agreements or contracts through which each unit owner in the development is a member, and each dwelling unit is subject to charges for a proportionate share of the expenses of the organization's activities, such as maintaining common open space and other common areas, and providing services needed for the development. An association can take the form of a homeowners' association, community association, condominium association, or other similar entity.

Attached:

An accessory or main building having a shared wall(s) and roof with another accessory or main building.

Auditorium:

A room or space used or intended to be used at any time for assemblage.

Authority:

A qualified and legally approved official.

Automotive, Mobile Home, Travel Trailer, Manufactured Home and Farm Implement Sales:

The sale or rental of new and used motor vehicles, mobile homes, travel trailers, or farm implements, but not including repair work except incidental warranty repair of same to be displayed and sold on the premises.

Automotive Repair: (see Garage, Service Stations)

The repair, rebuilding, reconditioning or servicing of motor vehicles or parts thereof, including collision service, painting, and steam cleaning of vehicles.

Auto Grave Yard:

An area on which two or more vehicles are parked, which are not in operating condition, or not properly housed in a building or not bearing a current valid license.

Automotive Wrecking:

The dismantling or wrecking of used motor vehicles, manufactured homes, mobile homes, trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

Bar:

1. Bar and/or Cocktail Lounge:

Any premises wherein alcoholic beverages are sold at retail for consumption on the premises and minors are excluded from by law. It shall not mean a premise wherein such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of said beverages comprises less than twenty-five percent (25%) of the gross receipts.

2. Tavern:

An establishment serving alcoholic beverages in which the principal business is the sale of such beverages at retail for consumption on the premises and where sandwiches and snacks are available for consumption on the premises.

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Basement:

A story all or partly underground but having at least one-half (1/2) of its height below the average level of the adjoining ground.

Bed and Breakfast Establishments:

A house, or portion thereof, where short term lodging rooms and breakfast are provided. The operator of the inn lives on the premises.

Bedroom:

A room in a dwelling unit planned and intended for sleeping, usually separated from other rooms by a door.

Berm:

A man-made raised bank of land that is designed to provide visual interest, screen undesirable views, and decrease noise.

Bituminous (Bitumen):

Impregnated with, infiltrated by, or containing Bitumen; such as asphalt, crude petroleum or tar.

Blight:

Unightly conditions including the accumulation of debris, litter, rubbish; fences and building conditions characterized by holes, breaks, rot, crumbling, cracking, peeling or rusting; landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or damaged and any other similar conditions of disrepair and deterioration.

Btu:

British Thermal Unit.

Buffer:

An area that is located between land uses of different character and is intended to mitigate the negative impacts of the more intense use.

1. Land Use Buffer: An area of land used to separate or visibly shield and/or screen one use from another.
2. Riparian Buffer: A naturally vegetated area located adjacent to streams and rivers that is intended to stabilize banks, limit erosion, and provide wildlife accessibility and habitat.
3. Wetlands Buffer: An area of undisturbed natural vegetation located adjacent to the perimeter of the wetlands.

Building:

Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building Area:

The horizontal area measured from the exterior walls of the ground floor of a building exclusive of uncovered porches, terraces, and steps. All dimensions shall be measured between the exterior faces of walls.

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Building Envelope:

The area of a lot that encompasses all of the development.

Building Height:

The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs.

Building, Principal:

A building in which is conducted the main or principal use of the lot on which said building is situated.

Building Setback Line, Front:

A line establishing the minimum allowable distance between a street or other right-of-way and any structure as measured from the front property line or right-of-way.

Building Setback Line, Side or Rear:

A line establishing the minimum allowable distance between a property line and any structure as measured from the property line.

Business, Convenience:

Commercial establishments which cater to and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise, or other objectionable influences. To prevent congestion, convenience uses include, but need not be limited to, drugstores, beauty salons, barber shops, carry outs, dry-cleaning and laundry pickup facilities, and grocery stores if less than 10,000 square feet in floor area. Uses in this classification tend to serve day to day needs in the neighborhood.

Business, General:

Commercial uses which generally require locations on or near major arterials and/or their intersections, and which tend in addition to serving day to day needs of the community, also supply the more durable and permanent needs of the whole city. General business uses include, but need not be limited to, such activities as supermarkets, stores that sell hardware, apparel, footwear, appliances, and furniture, department stores, and discount stores.

Business, Office Type:

Quasi-commercial uses which may often be transitional between retail business and/or manufacturing, and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, writing, clerical, stenographic, and drafting. Institutional offices of a charitable, philanthropic, or religious or educational nature are also included in this classification.

Business, Services:

Any profit making activity which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes and business.

Business, Wholesale:

Business establishments that generally sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments or manufacturing establishments. These

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commodities are basically for further resale for use in the fabrication of a product, or for use by a business service.

Carry Out Restaurant: (see Restaurant, Fast Food)

Car Stackers and Mechanical Garages:

Parking facilities that use various types of lifts and elevators to increase the number of vehicles that can fit in a parking structure.

Car Wash:

Any building, or portion thereof, containing facilities for washing one or more automobiles at any one time, using production line methods such as a chain conveyor, blower, steam cleaning device or other mechanical devices; or providing space, water, equipment or soap for the complete or partial cleaning of such automobiles, whether by operator or customer.

Cemetery:

Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

Central Sewer System:

A public utility sewage disposal system, to which individual units are connected.

Central Water System:

A public utility water distribution system, to which individual units are connected.

Certificate of Compliance:

Official certification that a premise conforms to provisions of the Zoning Resolution and that such premise may be used or occupied for intended purpose.

Certified Arborist:

A professional arborist certified by the International Society of Arboriculture, Champaign, Illinois.

Certified Forester:

A professional forester certified by the Society of American Foresters, Bethesda, Maryland.

Channel:

A natural or artificial watercourse of perceptible extent, with a bed and banks to confine and conduct continuously or periodically flowing water.

Child Day Care:

Administering to the needs of infants, toddlers, pre-school children and school children outside of school hours by persons other than their parents or guardians, custodians, or relatives by blood, marriage, or adoption for any part of the twenty-four (24) hour day in a place or residence other than the child's own home.

Child Day Care Center:

Any place in which child day care is provided, with or without compensation, for thirteen (13) or

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more children at any one time, or any place that is not the permanent residence of the licensee or administrator in which child day care is provided, with or without compensation, for seven (7) to twelve (12) children at any one time. In counting children for the purposes of this Zoning Resolution, any children under six (6) years of age who are related to a licensee, administrator, or employee and who are on the premises of the center shall be counted. Day care centers located in dwelling units shall not be permitted pursuant to this Zoning Resolution.

Child Day Care Home, Type A:

A permanent residence of the administrator in which child care is provided for seven (7) to twelve (12) children at one time, or four to twelve children at one time - providing four (4) children are under two (2) years of age, which are cared for in the administrator's personal residence. For the purposes of counting children, any children under six years of age who are related to a licensee, administrator, or employee and who are on the premises of the Type A home shall be counted.

Child Day Care Home, Type B:

A permanent residence of the administrator in which child care is provided for one (1) to six (6) children at one time and no more than three children are under two (2) years of age at one time. For the purposes of counting children, any children under six years of age who are related to a licensee, administrator, or employee and who are on the premises of the Type A home shall be counted

Church:

An institution that people regularly attend, in order to conduct religious services, meetings, and other activities within. The term "church" shall not carry a secular connotation and shall include any building in which the religious services of any denomination are held.

Clinic:

A place used for the care, diagnosis and treatment of sick, ailing, infirmed, or injured persons, and those who are in need of medical and surgical attention, usually on an outpatient basis.

Club:

An organization of persons for special purposes for the promulgation of sports, arts, literature, politics, or the like, but not operated for profit, and excluding churches, synagogues, or other places of worship.

Cluster Development: (see Conservation Development)

Collocate:

To place together or in proper order, to arrange side by side.

Commercial Entertainment Facilities:

Any profit making activity which is generally related to the entertainment field, such as motion picture theaters, carnivals, nightclubs, cocktail lounges, and similar entertainment activities.

Commercial Vehicle:

Any vehicle used or designated to be used for business or commercial purpose that includes but is not limited to a bus, cement truck, commercial tree trimming equipment, construction equipment, dump truck, garbage truck semi-tractor, semi-trailer.

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Common Land:

A parcel, or parcels of land, together with the improvements thereon, the use and enjoyment of which are intended to be shared by the owners and occupants of the individual building units in a planned residential, commercial or industrial development.

Community Center:

A place, structure, area, or other facility used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Composting:

The controlled biological decomposition of organic solid wastes under predominately anaerobic conditions. The end product is used for fertilizing and conditioning land.

Comprehensive Plan:

A plan, or any portion thereof, adopted by the Zoning Commission and the Township Trustees of Ravenna Township, showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major thoroughfares, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Conditional Use:

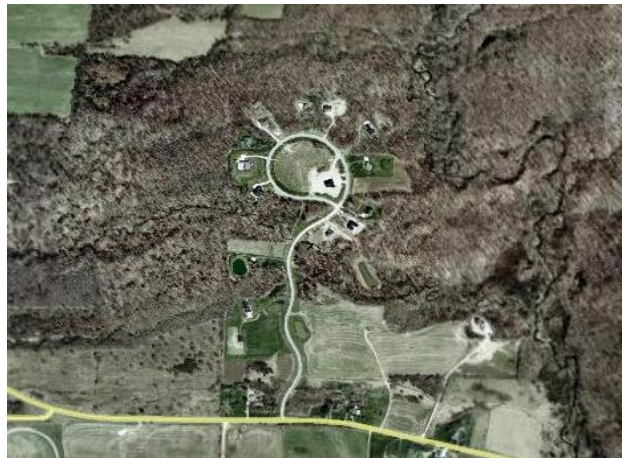
A use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would not be detrimental to public health, safety, or general welfare.

Condominium:

A form of real estate ownership where there is a fee simple ownership of an individual unit and fractional ownership with other persons in the common areas of the project and it is submitted to the provisions of Ohio Revised Code, Chapter 5311.

Congregate Living Facility:

Any residential facility in which the operator provides personal services, except skilled nursing services, for 4 (four) or more elderly persons. Such facilities contain only congregate kitchen, dining and living areas with separate sleeping rooms.



Conservation Development

Conservation Development:

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, open space, and the preservation of environmentally sensitive areas.

Conservation Easement:

A legal interest in land which restricts development and other uses of the property in perpetuity

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for the public purpose of preserving the rural, open, natural or agricultural qualities of the property, as authorized by Ohio Revised Code 5301.67-5301.70

Contiguous:

Adjacent to and touching at or along some point or boundary.

Corner lot: (see Lot types)

Cul-de-sac: (see Street or Road)

Cultural Resources:

Sites, structures and artifacts which are associated with our heritage. Their significance is archaeological, historical, aesthetic, architectural, or has a local cultural significance.

Dead End Street: (see Street or Road)

Dedication:

The transfer of property from private to public ownership.

Density:

A unit of measurement: the number of dwelling units per acre of land.

1. **Density, Gross:** The total number of dwelling units divided by the total project tract/lot area, expressed as gross dwelling units per acre.
2. **Density, Net:** The numerical value obtained by dividing the total number of dwelling units in a development by the area of the tract of land upon which the dwelling units are proposed to be located and including all land areas associated with the dwelling units such as common open space, parking areas, and associated recreational facilities within the area. Net density calculations exclude rights-of-way of publicly dedicated streets and private streets, non-residential structures, land uses and accessory facilities and areas not related to the residential development.

Density Bonus:

An increase in the number of allowable dwelling units per acre granted for some specific reason, such as the provision of lower income housing, as provided for in the Zoning Resolution.

Detached:

Any accessory or principal building that does not share a common wall and roof with any other accessory or principal building.

Development:

The physical extension and/or construction of urban land uses. Development activities include, but are not limited to, construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading, mining, paving, excavation, drilling operations, deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).

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Development Rights:

The right to develop land is one of the numerous rights that come with land ownership. The development right may be sold or given away separately from the other rights. If the development right is removed, the land may remain in private and/or public ownership, though the uses that are allowed are typically limited (i.e. farming and open space).

Dewatering:

The withdrawal of ground water from an aquifer or saturated zone in conjunction with the mineral extraction process.

District:

An area within the Township with identified geographic boundaries on the Official Zoning Districts Map, within which certain zoning or development regulations apply of this Resolution.

Down Zoning:

A change in a property's zoning designation that results in lower densities or less intensive uses such as rezoning an area from one (1) house per 1.5 acres to one (1) house per twenty (20) acres, or to rezone an area from industrial to agricultural.

Drive-Through Facility:

An establishment that, by design of physical facilities or by service or packaging procedures, encourages or permits customers to receive a service or obtain a product that may be used or consumed in a motor vehicle on the premises or to be entertained while remaining in an automobile.

Drilling Unit: (Oil and Gas)

The minimum acreage on which one (1) well may be drilled, but does not apply to a well for injecting gas into or removing gas from a gas storage reservoir.

Drive-In Restaurant: (see Restaurant, drive-in and Restaurant, fast food)

Dwelling, Industrialized Unit:

An assembly of materials or products comprising all or part of a total structure which, when constructed, is self-sufficient or substantially self-sufficient and when installed, constitutes a dwelling unit, except for necessary preparations for its placement, and including a modular or sectional unit but not a mobile home.

Dwelling, Multi-Family:

A building comprised of attached single-family dwelling units where the units are attached by common firewalls and each unit has at least one (1) separate outside entrance.

Dwelling, Town House:

Three (3) or more one-family dwelling units, each having access on the first floor to the ground with common walls separating the dwelling units.

Dwelling, Single-Family Detached:

A dwelling consisting of a single dwelling unit only, separated from other dwelling units by open space.

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Dwelling, Three-Family:

A building, designed and used exclusively by three (3) families, living independently of each other.

Dwelling, Two-Family:

A building consisting of two (2) dwelling units which may be either attached side by side or one (1) above the other, and each unit having a separate or combined entrance or entrances.

Dwelling Unit:

Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one (1) family.

Earth Products:

Any solid material, aggregate, or substance of commercial value, whether consolidated or loose, found in natural deposits on or in the earth, including but not limited to clay, silt, diatomaceous earth, sand, gravel, stone, metallic ores, shale, and soil.

Easement:

Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the owner's property.

Emergency Shelter/Mission:

A facility providing temporary housing and/or ancillary services for one (1) or more individuals who are otherwise homeless, and/or indigent, or needy.

Elderly Housing:

A dwelling especially designed for use and occupancy of persons who are age fifty-five (55) or older.

Exotic Animal:

Any member of a species of animal, reptile, or bird, warm or cold-blooded, that is not indigenous to the environs of this region of the U.S. and/or is not classified as wildlife, livestock, or domestic animal. (see Wild or Dangerous Animal)

Exotic Plant:

A plant species that is not indigenous to the area and causes damage to the local ecosystem.

Facade:

The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Factory Built Housing:

Factory built housing means a factory built structure designed for long term residential use, the components of which are essentially constructed or assembled prior to its delivery to and installation upon a site. For the purposes of this Resolution, "factory built housing" shall include the following:

1. **Manufactured Home:** Any non-self-propelled vehicle transportable in one or more sections

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which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, and which bears a label certifying that it is built in compliance with Federal Manufactured Housing Construction and Safety Standards.

2. **Modular Home:** Factory built housing certified as meeting the Local or State Building Code as applicable to modular housing. Once certified by the state, modular homes shall be subject to the same standards as site built homes.
3. **Mobile Home:** Any non-self-propelled vehicle so designed, constructed, reconstructed, or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation, when connected to utilities, whether resting on wheels, jacks, blocks, or other temporary foundation and used or so constructed as to permit its being used as a conveyance upon the public streets and highways and exceeding a gross weight of four thousand five hundred (4,500) pounds and an overall length of thirty (30) feet, and not in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

Family:

One (1) person; a group of persons related by blood, marriage, or legal adoption; or a group of unrelated individuals living together as a single housekeeping unit, in a dwelling unit, living in a domestic relationship based upon a domestic bond; as distinguished from a group occupying a boarding house, a lodging house, club, fraternity, sorority, hotel, motel, or dormitory.

Farm:

A parcel of land used for agricultural purposes, including related structures thereon.

Farm Related Business:

A business operated on a farm parcel, related to or supportive of agricultural activities, such as farm implement repair, family crafts, sale of farm supplies. Farm related businesses must be secondary to the farm operation. Farm related businesses must remain an accessory use, secondary to the farm operation, and should not interfere with adjacent farms or cause nuisances for nearby residents.

Fast Food Restaurant: (see Restaurant, Fast Food, and Restaurant, Drive-in)

Fence:

A barrier constructed to enclose an area for protective and/or screening purposes.

Flea Market:

A building or open area in which stalls or sales areas are rented or otherwise provided, and are set aside, which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, hand-crafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade, not to include private garage sales.

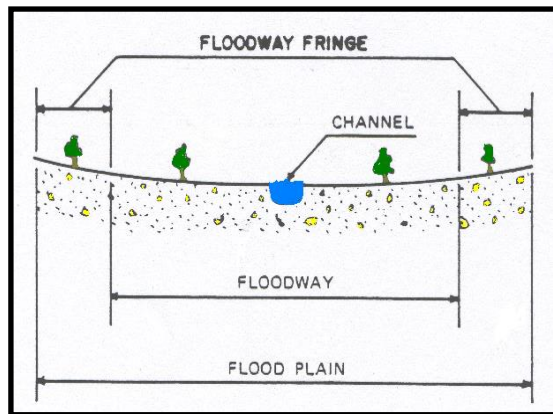
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Flood Plain:

Land, including the flood fringe and the floodway, which is subject to inundation by a regional flood.

Floodway:

The portion of the floodplain, including the channel of a river or other watercourse that is required to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot at any point.



Floodway Fringe:

Land in a flood plain not within a floodway, where limited uses may be allowed under certain conditions.

Floor Area, Gross:

The sum of all the horizontal areas of every floor of a building, measured from the interior faces of the exterior walls.

Floor Area Living:

The sum of the gross horizontal area of the floors of a residential building, excluding the basement floor areas not devoted to residential use as habitable space. Porches, terraces, garages, or other spaces not in compliance with building code specifications for habitable space are also excluded as living floor area.

Food Processing:

The preparation, storage, or processing of food products. Examples of these activities include bakeries, dairies, canneries, and other similar businesses.

Foot-candle:

The illuminance on a surface of one (1) square foot in area on which there is uniformly distributed a light flux of one lumen.

Garage, Private:

A building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

Garage, Public:

A principle or accessory building other than a private garage, used for parking or temporary storage of passenger automobiles, and in which no service shall be provided for remuneration.

Garage Sales, Lawn Sales, and Rummage Sales:

The sale of tangible personal property, which is advertised by any legal means where the public is or can be made aware of the sale.

Garage, Service Station:

Buildings and premises where gasoline, oil, grease, batteries, tires, and motor vehicle accessories

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may be supplied and dispensed at retail, where in addition, the following services may be rendered and sales made, wholly within the building:

1. Sales and service of spark plugs, batteries, and distributor parts;
2. Tire servicing and repair, but not recapping or regrooving;
3. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and blades, grease retainers, wheel bearings, mirrors and the like;
4. Radiator cleaning and flushing;
5. Radiator repair;
6. Greasing and lubrication;
7. Providing and repairing fuel pumps and lines;
8. Minor servicing, and repair of carburetors;
9. Adjusting and repairing brakes;
10. Minor motor adjustment not involving removal of the head or crankcase;
11. Sales of cold drinks, packaged food, tobacco, and similar convenience goods for service station customers, as accessory and incidental to principal operations;
12. Provisions of road maps and other informational material to customers;
13. Provision of restroom facilities;
14. Warranty maintenance and safety inspections.

Uses permissible at a service station do not include major mechanical and body work, straightening of body parts, painting, welding and storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in service stations. A service station is not a repair garage nor a body shop.

Gas:

All natural gas and all other fluid hydrocarbons not defined above as oil, including condensate.

Glare:

A sensation of brightness within the visual field that causes annoyance, discomfort, or loss in visual performance and visibility.

Grade, Finished:

The average of the finished ground level at the center of all walls of a building. In case walls are

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parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

Grade, Natural:

The elevation of the undisturbed natural surface of the ground prior to an excavation or fill.

Hazardous Substances:

Any substance or materials that, by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

Health Club:

Health club means, but is not limited to, gymnasiums (except public), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments.

Hedge:

A line of bushes or trees planted very close together.

Height of a Berm or Mound:

The change of elevation from the existing grade, as measured from the toe to the highest point of the berm or mound, which results in the highest measure of elevation change. If a structure and/or vegetation are placed on top of the berm or mound, the highest point of measure shall be calculated from the highest point of any structure or vegetation that is placed upon a berm or mound if it is higher than the berm or mound.

Home Based Business and/or Occupation:

Is an accessory use of residential property, which is an activity, profession, occupation, service, craft, or revenue enhancing hobby which is clearly incidental and subordinate to the use of the premises as a dwelling and such accessory use does not change the residential character of the buildings, site or neighborhood.

Home Office:

An accessory use in which work for compensation is undertaken, including, but not limited to, receiving or initiating correspondence, such as phone calls, mail, faxes, or e-mail; preparing or maintaining business records, word and data processing; and telephone, mail order and off premise sales.

Homeowners Association:

A private, nonprofit corporation or association of homeowners for the purpose of owning, operating and maintaining various common properties.

Hospital:

An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.

Hotel: (see Motel)

A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such, it is open to the public as opposed to a boarding house, rooming house,

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lodging house, or dormitory.

Household Pet:

Animals that are customarily kept for personal use or enjoyment within the home. Household pets shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, and rodents.

Impervious Surface:

A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted sand, limerock, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures.

Industrial Park:

A planned, coordinated development of a tract of land with two or more separate industrial buildings and related uses. Such development is planned, designed, constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, building design and orientation, and open space.

Industry, Heavy:

A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Industry, Light:

A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

Institution - Educational, Religious, Charitable:

Buildings and/or land designed to aid individuals in educational, religious, charitable or other such pursuits.

In situ:

At the permitted site.

Institution - Human Care:

A building and/or land designed to aid individuals in need of mental, therapeutic, rehabilitation, counseling or other correctional services.

Junk:

Waste, discarded or salvaged materials, such as: scrap metals, used building materials, used lumber, used glass, discarded motor vehicle(s), paper, rags, rubber, cordage, barrels, and other similar type materials.

Junk Shop, Junk Buildings, Junk Yards:

Any area of at least seventy-five (75) square feet of land, buildings, or structures, whether for

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private or commercial purposes, where waste, discarded or salvaged materials, such as scrap metals, used building materials, used lumber, used glass, discarded motor vehicles, paper, rags, rubber cordage, barrels, etc. are sold, stored, or processed, any land used for storing or keeping of two (2) or more junk motor vehicles in the open on any premises for more than 72 hours.

Kenel:

Any lot or premises on which two (2) or more dogs, more than three (3) months of age, are bred for sale or for hunting or are boarded.

Lake:

A natural or artificial body of water, five (5) acres or more in size.

Landscaping:

The aesthetic improvement of property through the installation of plant materials, berming, walls and fences, and other decorative features.

Landfill:

A disposal site employing an engineering method of disposing of solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day.

Land Trust:

A private, nonprofit conservation organization that qualifies as a charitable organization under section 501(c) (3) of the Internal Revenue Code. Its purpose is generally to protect natural resources such as productive farmland and forestland, natural areas and habitats, historic structures and recreational areas. Land trusts may accept donations of property, development rights or money. Donations may qualify as tax deductions. Land trusts may also purchase property and development rights. Land trusts also educate the public about the need to conserve land, and some provide land use and estate planning services to local governments and individual citizens.

Lattice Antenna:

Any self-supporting structure constructed of vertical metal struts and cross braces forming a triangular or square structure which often tapers from the foundation.

Laundry, Self Service:

A business that provides home type washing, drying, and/or ironing machines for hire to be used by customers on the premises.

Lb:

A pound

Lb/MMBtu:

Pounds per million Btu.

Loading Space, Off Street:

Space logically and conveniently located for bulk pickups and deliveries, scaled to deliver vehicles expected to be used and accessible to such vehicles when required off street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be

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located totally outside of any street or alley right-of-way.

Lot:

A lot is a parcel of land sufficient in size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required and having its principal frontage on a public street or private street built to Portage County Subdivision Regulation standards.

Lot Coverage:

A measure of intensity of land use that represents the portion of a site that is impervious. This portion includes, but is not limited to, all areas covered by buildings, driveways, roads, sidewalks, and any area of concrete or similar impervious material. The ratio is usually expressed as a percentage of the total horizontal lot area.

Lot Depth:

The mean horizontal distance between the right-of-way line and the rear lot line.

Lot Depth to Width Ratio:

The maximum depth of a lot as a proportion of the lot width, expressed in ratio form. Example: 4:1 lot depth to width ratio means the depth of a lot cannot be any greater than four (4) times the width, which is measured at the street right of way.

Lot Frontage:

The horizontal distance measured between the side lot lines at the street right-of-way.

Lot Line, Rear:

The rear property line of a lot is the lot line that is opposite of the front property line.

Lot Line, Side:

Any lot line that is not a front or rear lot line. On a corner lot, a side lot line may be adjacent to a street lot line.

Lot, Minimum Area of (size):

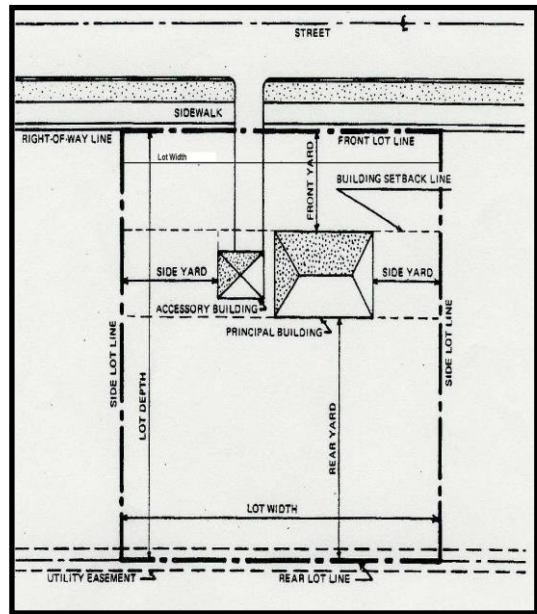
The area of a lot which is computed exclusive of any street right-of-way of any public or private street.

Lot of Record:

A lot which is recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded prior to the effective date of the Zoning Resolution.

Lots, Types of:

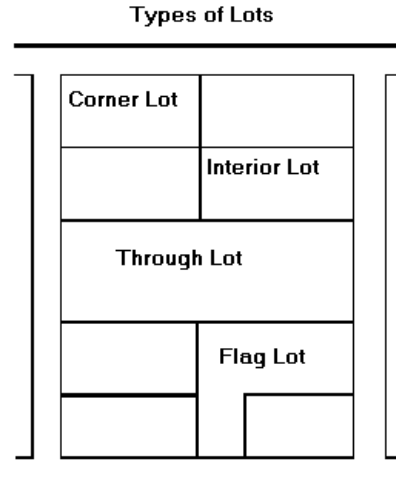
1. **Corner Lot:** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the



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foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

2. Interior Lot: A lot with only one frontage on the street.
3. Through Lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
4. Reversed Frontage Lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
5. Flag Lot: A lot with access provided to the bulk of the lot by means of a narrow corridor.



Lot Width:

The horizontal distance measured between the side lot lines at the building setback line.

Maintenance Guarantee:

A guarantee of facilities or work to ensure the correction of any failures of any improvements required pursuant to this Resolution, or to maintain same.

Maintenance and Storage Facilities:

Land, buildings, and structures devoted primarily to the maintenance and storage of construction equipment and material.

Major Thoroughfare Plan:

A Plan adopted by the Planning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

Manufactured Home: (see Factory Built Home)

Manufactured Home Park:

Any site, or tract of land under single ownership, upon which three or more manufactured homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of such park.

Manufacturing, Extractive:

Any mining, quarrying, excavating processing, storing, separating, cleaning, or marketing, of any mineral natural resources.

Manufacturing, Heavy:

Manufacturing uses which are generally major operations and extensive in character; require large sites their own storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration,

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dust, glare, air pollution and water pollution, but not beyond the district boundary.

Manufacturing, Light:

Manufacturing uses which are usually controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisances.

Marquee:

Any hood or awning of permanent construction projecting from the wall of a building, above an entrance over a street or sidewalk, or portion thereof.

Massage Parlor:

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

Mini-Storage Facility:

A building or group of buildings containing varying sizes of individual compartmentalized and controlled access stalls or lockers for the dead storage of a customer's goods or wares.

MMBtu:

A million Btu.

Mobile Home: (see Factory Built Housing)

Mobile Home Park:

Any site or tract of land under single ownership, upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway building, structure, vehicle or enclosure used or intended for use as a part of the facilities of such park.

Monopole:

Any support structure constructed of a single, self-supporting hollow metal tube securely anchored to a foundation.

Motel: (see Hotel)

A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking space adjacent to a sleeping room. An automobile court or a tourist court with more than one (1) unit or a motor lodge shall be deemed a motel.

Motion Sensor Device:

A device that will sense motion electronically and switch on security lighting for a brief duration.

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Motorcycle:

A motor vehicle having a saddle for the use of the rider and designed to travel on not more than 3 wheels in contact with the ground, but excluding a tractor.

Motor Vehicle:

Any self-propelled vehicle designed primarily for transportation of persons or goods along public streets, or other public ways.

Motor Vehicle, Abandoned:

Any motor vehicle that has been left on private residential or private agricultural property for at least four (4) hours without the permission of the person having the right to the possession of the property.

Motor Vehicle, Abandoned Junk:

Any motor vehicle meeting all of the following requirements:

1. Left on private property for forty-eight (48) hours or longer without the permission of the person having the right to the possession of the property, on a public street or other property open to the public for purposes of vehicular travel or parking, or upon or within the right-of-way of any road or highway, for forty-eight hours or longer;
2. Three (3) years old, or older;
3. Extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor, or transmission;
4. Apparently inoperable;
5. Having a fair market value of one thousand five hundred (1,500) dollars or less.

Motor Vehicle, Collectors:

Any motor vehicle of special interest that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, but not as the owner's principal means of transportation.

Motor Vehicle, Commercial:

Any motor vehicle designed to be used for business or commercial purposes and includes, but is not limited to: a bus, cement truck, commercial tree trimming equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial type vehicle licensed by the State of Ohio as a commercial vehicle or truck.

Motor Vehicle, Historical:

Any motor vehicle that is over twenty-five (25) years old and is owned solely as a collector's item and for participation in club activities, exhibitions, tours, parades, and similar uses, but that in no event is used for general transportation.

Motor Vehicle, Inoperable:

Any motorized vehicle incapable of immediately being driven and/or not properly licensed or

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inspected for safety in accordance with state law.

Mound:

A man-made elevation of earth.

Multi-use Circulation System:

A series of trails or paths, that may be improved and are separated from the roadway by open space and used by several transportation modes, including, but not limited to, bicyclists, pedestrians, hikers, skiers, joggers, horseback riders, roller skaters and other non-motorized modes. A multi-use circulation system is designed to accommodate two-way traffic.

Natural Feature:

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

Nightclub: (see Bar)

A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing is permitted and/or entertainment provided and includes the term "cabaret."

Nonconforming:

Lots, uses of land, structures, and uses of structures and land in combination lawfully existing at the time of enactment of this Resolution or its amendments which do not conform to the regulations of the district or zone in which they are situated, and are therefore incompatible.

Nudity or State of Nudity:

The appearance of a human bare buttock, anus, male genitals, female genitals, or full female breasts.

Nuisance:

Anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

Nursery, Plant Materials:

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

Nursing Home:

1. Institutional: A state licensed home or facility for the care and treatment of people on a long term basis.
2. Non-institutional: A facility licensed or certified to provide domiciliary care for nine (9) to sixteen (16) individuals who are dependent on the services of others by reasons of health, physical or mental impairment (not mental retardation or developmental disabilities) but who do not require skilled nursing care.

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Office:

A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations.

Office Park:

A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility.

Oil:

Crude petroleum oil and all other hydrocarbons, that are produced in liquid form by ordinary production methods, but does not include hydrocarbons that were originally in a gaseous phase in the reservoir.

Oil and Gas Wells:

All wells as defined herein for the production or extraction or injection of oil and/or associate waste brines.

Opacity:

As used in visible emission standards.

1. Zero Percent Opacity: No smoke is visible.
2. 100% Opacity: Smoke would be too thick to see through.

Open-Air Market:

A periodic market, held outdoors, in an open area where groups of individual vendors/sellers offer goods for sale to the public.

Open Space:

An area substantially open to the sky which may be on the same lot with a building. The area may include along with the natural environmental features, water areas, swimming pools, and tennis courts, and any other recreational facilities. Streets, parking areas, structures for habitation, and required side, front and rear yards shall not be included.

Open Space, Common:

Open space within or related to a development, not in individually owned lots or dedicated for public use, but which is designed and intended for the common use or enjoyment of the residents of the development.

ORC:

The Ohio Revised Code.

Outdoor Storage:

The keeping of any goods, junk, material, merchandise or vehicles in an out-of-doors place for more than twenty-four (24) hours.

Outdoor Furnace:

A unit located outside of a building or structure, used to produce heat and/or hot water for the

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building or structure.

Overlay District:

A district established by the Zoning Resolution where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

Owner: (Oil and Gas)

The person who has the right to drill on a tract or drilling unit and to drill into and produce from a pool and to appropriate the oil or gas that he produces there for himself or for others.

Park:

Any public or private land available for recreational, educational, cultural, or aesthetic use.

Parking Lot: (see Garage, Public)

An area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.

Parking, Shared:

The development and use of parking areas on two or more separate properties for joint use by the business on those properties.

Parking Space: (Off-Street)

An unobstructed space or area other than a street or alley that is permanently reserved and maintained for the parking of one motor vehicle with room for opening doors on both sides, exclusive of driveways and isles.

Parties in Interest:

Includes the applicant and the property owners adjoining and within five-hundred (500) feet of the property lines of the subject property, as they appear on the county auditor's current tax list or the treasurer's mailing list.

Personal Services:

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

Planned Unit Development:

A tract of land that is controlled by one entity and is planned and developed as a whole, either all at once or in programmed stages. PUDS are developed according to detailed site plans and may incorporate a mix of land uses as allowed by this resolution. PUDS are utilized to provide flexibility in the design of development and as a means to achieve more open space and other amenities in a community.

Planning Commission/Regional Planning Commission:

The public body empowered to prepare plans, The Portage County Regional Planning Commission.

Plat:

A map of a subdivision.

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Pollution:

The contamination or other alteration of the physical, chemical or biological properties of any natural waters of the township, or such discharge of any liquid, gaseous, or solid substance into/on the land, air or any water of the township that will or is likely to create a nuisance or render such air or waters harmful or detrimental or injurious to public health, safety or welfare, to domestic, commercial, agricultural, recreational, or other beneficial uses, or to livestock, animals or aquatic life.

Pool: (Oil and Gas)

An underground reservoir containing a common accumulation of oil or gas, or both, but does not include a gas storage reservoir. Each zone of a geological structure that is completely separated from any other zone in the same structure may contain a separate pool.

Pond:

A natural or artificial body of water of less than five (5) acres in size. Artificial (man made) bodies of water with a recirculation system are not included in this definition.

Prime Agricultural Land:

Farmland that has a gentle slope, well-drained soils and requires a minimum of conservation practices. In Portage County, Class I, II, and III are considered prime soils by the Natural Resources Conservation Service of the U.S. Department of Agriculture.

Principal Building:

A building in which the primary use of the lot on which the building is located is conducted.

Principal Use:

The primary use and chief purpose of a lot or structure.

Print Shop:

A retail establishment that provides duplicating services using photocopy, blueprint, and off set printing equipment, including collating of booklets and reports.

Professional Activities:

The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects, engineers, and similar professions.

Professionally Drawn:

Plans that are prepared by a professional engineer, architect, or surveyor, as applicable and shall have their respective seal on the plans.

Public Service Facility:

The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services.

Public Uses:

Public parks, schools, administrative and cultural buildings and structures, not including public

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lands or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Public Utility:

Any person, firm, corporation, governmental agency or board fully authorized to furnish to the public; electricity, gas, steam, telephone, telegraphy, transportation, or water. (For the purpose of the Resolution, wireless telecommunication services shall not be considered public utility uses, and are defined separately.)

P.U.C.O.:

The Public Utility Commission of Ohio which sets rates and revenues for various public utilities in the State of Ohio.

Public Way:

An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway right-of-way, road, sidewalk, street, subway, tunnel viaduct, walk, bicycle path, or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

Quasi-Public Use:

Churches, parochial schools, colleges, hospitals, and other facilities of an educational, religious, charitable, philanthropic, or nonprofit nature.

Recreation, Active:

Recreational activities that requires physical alteration to the area in which it is performed. This type of recreation may involve high vehicle trip generations, or has the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor. Such areas are intensively used and include but are not limited to playgrounds, tennis, and other court games, baseball and other field sports, golf courses, swimming pools and may include lighted facilities.

Recreation Facilities/Group Residential Facility:

Public or private facilities that may be classified as either "passive" or "active" depending on the scope of services offered and the extent of use. Passive facilities generally require and utilize considerable areas of land and include, but need not be limited to hunting, fishing, riding clubs and parks. Active facilities generally require less land (used more intensively) and include, but need not be limited to, miniature golf courses, amusement parks, stadiums, bowling alleys, and tennis courts.

Recreation, Passive:

Non-intensive, non-motorized recreation requiring minimal alteration of existing topography and vegetation. Such passive recreation shall include, but not be limited to, hiking, bicycling, picnicking, bird watching, horseback riding and other similar activities that have minimal impact on natural resources.

Recreational Vehicle:

A vehicular portable structure that is designed and constructed to be used as a temporary dwelling for travel, recreational, and vacation uses and is classified as follows:

1. Travel Trailer: A non-self propelled recreational vehicle that does not exceed an overall

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length of 35 feet or as otherwise defined by the Ohio Revised Code, exclusive of bumper and tongue or coupling. Tent-type fold-out camping trailer is also included.

2. Motor Home: A self-propelled recreational vehicle that is constructed with permanently installed facilities for cold storage, cooking and consuming of food, and for sleeping.
3. Truck Camper: A non-self propelled recreational vehicle that does not have wheels for road use and is designed to be placed upon and attached to a motor vehicle. "Truck Camper" does not include truck covers that consist of walls and a roof, but do not have floors and facilities enabling them to be used as a temporary dwelling.
4. Fifth Wheel Trailer: A vehicle that is of such size and weight as to be movable without a special highway permit, that has a gross trailer area of four hundred square feet or less, that is constructed with a raised forward section that allows a bi-level floor plan, and that is designed to be towed by a vehicle equipped with a fifth wheel hitch ordinarily installed in the bed of a truck.

Recreational Vehicle Park:

Any lot of land upon which two or more recreational vehicles sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recycling Collection Point:

An incidental use that serves as a neighborhood drop off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas, such as in churches and schools.

Recycling Facility:

A building in which recyclable materials are processed for sale; materials are collected in enclosed containers.

Research Activities:

Research, development, and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering. All research, testing, and development shall be carried on within entirely enclosed buildings, and no noise, smoke, glare, vibration, radiation or odor shall be detected outside of said building.

Residential Facility:

A licensed home or facility that provides room and board, personal care, habilitation services in a family setting for mentally retarded or developmentally disabled person resides, except the home of a relative or legal guardian.

Restaurant:

A business establishment whose principal business is the selling of unpackaged food to the customer in a ready to consume state, in individual servings, or in nondisposable containers, and where the customer consumes these foods while seated at tables or counters located within the building. This includes outdoor cafes.

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Restaurant, Drive-In:

An establishment that delivers prepared food and/or beverages to the customer's motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption either on or off the premises.

Restaurant, Fast Food:

An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or grilled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers.

Rest Home or Nursing Home: (noninstitutional)

A facility licensed or certified to provide domiciliary care for nine (9) to sixteen (16) individuals who are dependent on the services of others by reasons of health, physical or mental impairment (not mental retardation or developmental disabilities) but who do not require skilled nursing care. A state licensed home or facility for the care and treatment of people on a long term basis.

Retirement Facility:

A facility providing living quarters, either owned or rented to persons age fifty-five (55) years of age or older. Such facility may be a single structure or a group of structures, and may include medical, recreational and commercial services if such services are available and predominantly designed for residents and their guests.

Right-of-way:

A strip of land occupied or intended to be occupied by a street, sidewalk, highway, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use.

Roads: (see Street or Road)

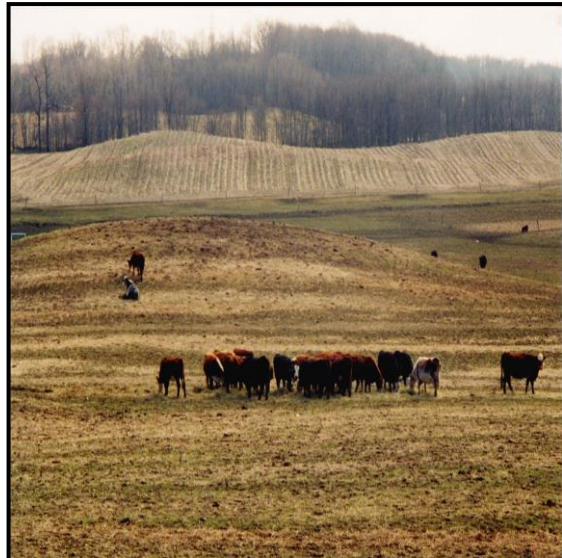
Roadside Stand:

A temporary structure designed or used for display or sale of agricultural and related products by the owner or lessee of the property on which it is located. Products sold are primarily from the premises.

Rural Character:

An atmosphere of a community that is characterized by:¹

1. Rural Views: Long, wide open views, created by unobstructed fields backed by woodlands. Fences and windrows typically define field edges. Buildings are clustered in the midst of a field or near the backdrop of woodlands. Fields and woodlands are separated from the road by ditches and fences. There is a roughness against the edge of the road in the form of wild grasses and flowers and older trees. The view down the road may be enclosed with

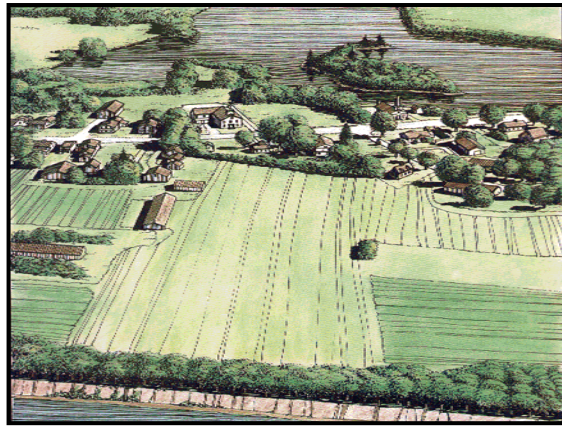


¹ Country Side Program, Conservation Resource Development Manual, (Western Reserve Resource Conservation and Development Council, 1998) p.p. 1A-1, 1A-2.

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overarching trees, or winding as it follows natural contours. It is often open and undulating, revealing property lines of original farmsteads. Clustered towns or villages may be viewed in the distance, providing a sense of orientation to the viewer.

2. **Traditional Settlement Patterns:** Buildings are grouped in the midst of wide open spaces. "At any scale, a person has a sense of moving through large areas of open space and then coming to a settlement pattern. This pattern is repeated over and over again. At the scale of the farmstead, a house, barn and several outbuildings are grouped together in the midst of wide-open spaces-fields, orchards, or wooded areas. At a larger scale, a crossroads settlement may consist of a few compactly sited homes and local stores. A town or village center is at the heart of a rural community. A core commercial and business district is surrounded by a few blocks of small in-town residential lots. The edge of town is clearly defined by a return to large areas of open space.... A strong separation of uses common to suburban areas is not practical for rural lifestyles."²



Drawing by Center for Rural Massachusetts

3. **Large Areas of Undeveloped Land:** Rural areas also have "large areas of undeveloped land that have several characteristics in common: in order to continue in their existing function they must be of a certain size and configuration; and they require a buffer of distance or vegetation to separate them from development."³
4. **Historic Structures and Landscapes:** Rural character includes the man made structures and plantings that have in the past and continue to contribute to a community's heritage. These features include farmsteads, town halls, older homes, stone walls, hedgerows, mature stands of trees, and commercial storefronts.

Screening: (see Buffer)

The method by which the view of one site is shielded, concealed, or hidden from an adjacent site. Screening techniques include fences, walls, hedges, berms or other features.

Seat:

For purposes of determining the number of off street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty four (24) lineal inches of benches, pews, or space for loose chairs.

Self Service Station:

An establishment where liquids used as motor fuels are stored and dispersed into the fuel tanks of motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products.

² Ibid. p. 1A-2.

³ Ibid.

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Self Service Storage Facility:

A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customer's goods or wares.

Sewers, On-Site:

A septic tank, or similar installation on an individual lot which utilizes an aerobic bacteriological processor or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of the health department or other officials having jurisdiction.

Sexually Oriented Businesses: (see individual definitions)

1. "Adult" arcades;
2. "Adult" bookstores and "adult" video stores;
3. "Adult" cabarets;
4. "Adult" motion picture theaters;
5. "Adult" theaters;
6. "Adult" parlors.

Shopping Center:

A grouping of retail business and service uses on a single site with common parking facilities.

Sidewalk:

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

Sign:

Any device designated to inform or attract the attention of persons not on the premises on which the sign is located.

1. Sign Area: That area within a regular geometric form, or combination comprising all of the display area of the sign except frames and structural members not being used for advertising.
2. Animated or Moving Sign: A sign that uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.
3. Sign, Awning, Canopy, or Marquee: A sign painted, stamped, perforated, or stitched, or otherwise applied on the valance of an awning.
4. Sign, Billboard: A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premise on which the sign is located.

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5. Sign, Directional: Signs that are designed to direct and inform the public as to the location of exits, entrances, service areas, loading and unloading areas.
6. Sign, Directory: A sign or group of sign either attached to the building or freestanding that lists the names, uses, or locations of various businesses or activities conducted within a building or group of buildings and intended to provide on-site directions.
7. Sign, Electronic Message Board: Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
8. Sign Face: The area or display surface used for the message.
9. Sign, Free Standing, Ground and Pole: A sign supported by uprights or braces, placed on or in the ground.
10. Sign, Height: The vertical distance from the average ground elevation at the sign supports or base of a freestanding sign to the highest point of the sign structure.
11. Sign, Illuminated: Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.
12. Sign, Informational and Directional: Sign that are used to direct traffic flow, to indicate parking areas, or to provide other essential information to guide vehicular or pedestrian traffic flow.
13. Sign, Lighting Device: Any light, string of lights, or group of lights located or arranged so as to cast illumination on a sign.
14. Sign, Off Premises: Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such sign is located.
15. Sign, On Premises: Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.
16. Sign, Planter or Monument: A free standing sign that utilizes plants, (the majority of which are evergreen) and stone, wood or other building materials to screen the supporting structure of the sign that is designed to embrace the appearance of the building and premises to which it pertains and the community in general as well as to identify and advertise.
17. Sign, Pole: A free standing sign that is designed to be mounted on a pole or other similar structure, that is itself not an integral part of or attached to a building or other structure.
18. Sign, Portable: A sign that is not permanently affixed to a building, other unmovable structure, or the ground.
19. Sign, Projecting: Any sign which projects from the exterior of a building.
20. Sign, Roof: Any sign erected upon, against, or directly above a roof or roof eaves, or on top

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or above the parapet, or on a functional architectural appendage above the roof or roof eaves.

21. Sign, Temporary: A sign intended for use for a limited period of time.
22. Sign, Wall: A sign painted on or attached to the wall of a building with the exposed face of the sign in a plane parallel to the plane of the wall.
23. Sign, Window: A sign painted, stenciled, or affixed on a window, which is visible from a right-of-way.

Site Plan:

A drawing prepared to scale, showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, proposed improvements, uses and principal site development features proposed for a specific parcel of land.

Specified Anatomical Areas:

Less than complete and opaquely covered human genitals, pubic region, buttocks, and female breasts, below a point immediately above the top of the areola; and human male genitals in a discernible turgid state, even if completely and opaquely covered.

Specified Sexual Activities:

1. Human genitals in the state of sexual stimulation or arousal.
2. The fondling or other erotic touching of human genitals, pubic regions, buttocks, anus or female breasts.
3. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy.
4. Masturbation, actual or simulated.
5. Excretory functions as part of, or in connection with, any of the activities set forth in one (1) through four (4) above.

Standard Temperature and Pressure: (STP)

A standard set of conditions for measurement. STP is set by industry standards authorities and allows uniform comparisons between sets of data.

Startup Period:

The commencement of firing of fuel burning equipment from a cold, non-fired condition. It is the time period beginning with flame stability after first charge of wood or other approved fuel and cannot last more than two continuous hours. This definition only includes initial startup where no previous coal bed exists. This does not include refueling.

Story:

That part of a building between the surface of a floor and the ceiling immediately above.

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Story, Half:

Any top story whose floor area exclusive of storage space is 75% or less of the floor area immediately below.

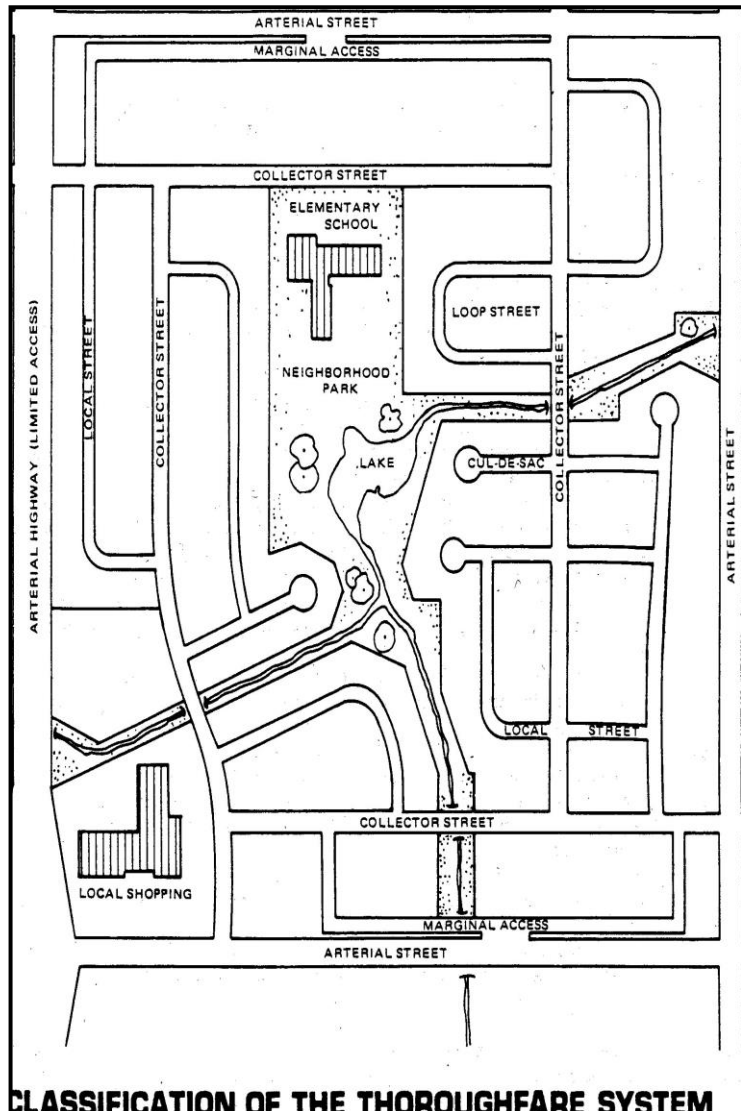
Stream Bank or River Bank:

The ordinary high water mark of the stream or river, otherwise known as the bankfull stage of the stream or river channel. Indicators used in determining the bankfull stage may include changes in vegetation, slope or bank materials, evidence of scouring, and stain lines.

Street or Road:

Structures, the full width between property lines, with a part thereof to be used for vehicular traffic and designated as follows. A street or road shall comply with all applicable requirements of this Resolution and the Portage County Subdivision Regulations when applicable:

1. Alley: A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. Arterial Street: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volumes of traffic, usually on a continuous route.
3. Collector Street: A thoroughfare, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
4. Cul-De-Sac: A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.
5. Dead-End Street: A street temporarily having only one (1) outlet for vehicular traffic.
6. Local Street: A street primarily for providing access to residential or other abutting property.



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7. Loop Street: A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1000 feet from said arterial or collector street, nor normally more than 600 feet from each other.
8. Marginal Access Street: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets.
9. Private Street: A thoroughfare not dedicated for public use which provides access to abutting property.
10. Public Street: A thoroughfare, dedicated and accepted by the County, Township or Village, which provides access to abutting property.

Structure:

Anything, constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include roads, buildings, walls, fences, and signs.

Subdivision:

1. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll into two or more parcels, sites or lots, any one of which is less than five acres, for the purpose, whether immediate or future, of transfer of ownership, provided that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted, or:
2. The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street, except a private street serving industrial structures; or the division or allocation of land as open space for common use by owners, occupants or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other facilities.

Swimming Pool, Private:

An in ground or above ground structure, chamber or tank containing a body of water for swimming, diving or wading.

Swimming Pool, Family:

A pool as defined above used exclusively by the residents and their nonpaying guests of the dwelling unit.

Swimming Pool, Commercial/Club:

A pool as defined above constructed by an association of property owners or by a private club or association, for use and enjoyment by members and their families.

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Temporary Building:

A building constructed or placed for a limited stipulated time.

Temporary, Seasonal Tent:

A portable lodge of canvas, strong cloth, or synthetic material stretched and sustained by poles, or any similar portable lodge designed for temporary recreational use.

Temporary Shelter:

A building operated under the full time supervision of a nonprofit agency in which emergency lodging and meals are provided for a short period of time, generally not more than thirty (30) days.

Temporary Use:

A use established for a short period of time with the intent that such use will terminate automatically upon expiration of the fixed time period.

Toe of a Berm or Mound:

The locations where the elevation or slope initially changes from the surrounding existing grade to form the berm or mound.

Tower:

A building or structure that is relatively high for its length and width, either standing alone or forming a part of another building. The purpose of said tower is the reception and/or transmission of audio, video, cellular, and like signals.

Towing Business:

A business engaged in the moving of disabled or wrecked vehicles, enforcement towing and providing emergency road service.

Tract:

A single, individually taxed parcel of land appearing on the tax list.

Transient Vendor:

Any person who leases titled motor vehicles, titled water craft or titled outboard motors, or in the usual course of his business transports inventory, stock of goods or similar tangible personal property to a temporary place of business in a county in which he has no fixed place of business, for the purpose of making retail sales of such property.

Transitional Use:

A permitted use or structure that by nature or level and scale of activity acts as a transition or buffer between two or more incompatible uses.

Transportation, Director:

The Director of the Ohio Department of Transportation.

Truck Terminal:

Land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another. The terminal cannot be used for permanent or long term accessory storage for principal land uses at other locations. The terminal facility may include storage areas

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for trucks and buildings or areas for the repair of trucks associated with the terminal.

Use:

The specific purposes for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

Variance:

A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in practical difficulty.

Veterinary Animal Hospital or Clinic:

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

Vicinity Map:

A drawing located on the plat or drawing which sets forth by dimensions or other means, the relationship of the proposed subdivision or development, or use to the other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

View Shed (Scenic):

An area which has unique and pleasing views that are determined to be desirable to maintain in their present condition.

Warehouse:

A building used primarily for the storage of goods and materials.

Warehousing and Distribution:

A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

Waters of the Township:

All streams, ditches, lakes, ponds, marshes, watercourses, waterways, wells, springs, drainage systems and all other bodies or accumulations of water, surface and underground, natural or artificial, public or private, which are contained within, flow through or border upon the township or any portion thereof.

Wetlands:

An area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

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Wireless Telecommunication Service Facility:

A facility, consisting of equipment, structures, parking area, and accessory development, involved in transmitting and/or receiving electromagnetic signals.

Wireless Telecommunication Services:

Licensed wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Wireless Telecommunication Tower:

Any structure including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of supporting one or more antenna or similar apparatus.

Wireless Telecommunication Tower, Multi-User:

A tower to which is attached the antennas of more than one wireless telecommunication service provider or government entity.

Wireless Telecommunication Tower, Single-User:

A tower to which is attached only the antenna of a single user, although the tower may be designed to accommodate the antenna of multiple users as requested in the Resolution.

Yard:

Any open space located on the same lot with a building, unoccupied and unobstructed from the ground up, except for accessory buildings, or such projections as are expressly permitted in these regulations. The minimum depth or width of a yard shall consist of the horizontal distance between the lot line and the nearest point of the foundation wall of the main building.

1. Yard, Front: A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
2. Yard, Rear: A yard extending between side lot lines across the rear of the lot and from the rear lot line to the rear of the principal building.
3. Yard, Side: A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

Zero Lot Line Development:

An arrangement of housing on adjoining lots in which the required side yard is reduced on one side and increased on the other so that the sum of the offsets on any lot is not less than the sum of the required offsets. A housing development where houses have a zero foot (legally 1 inch) setback from one or more lot lines. No building or structure shall be closer to a lot line than five (5) feet unless it abuts the lot line and is provided with an access easement of five (5) feet on the adjoining lot or abuts a building or structure on the adjoining lot. The offset adjacent to property not included in the zero lot line development or a street shall not be less than that required in the zoning district.

Zoning Certificate:

A document issued by the Zoning Inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

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Zoning Inspector:

The person designated by the Ravenna Township Trustees to perform the task of zoning enforcement.

Zoning Map:

The official zoning district map shows the boundaries of zoning districts within Ravenna Township.