

MILTON TOWNSHIP ZONING RESOLUTION

ARTICLE III DEFINITIONS

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For the purpose of this Resolution certain terms and words are described as follows:

- 300 The words "used for" include "designed for" and vice versa; words used in the present tense include the future; words in the singular number include the plural number and vice versa; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; the word "lot" includes the word "plot"; and the word "shall" is mandatory and not directory.
- 301 Accessory Use: A use of land or of a structure or a portion thereof customarily incidental and subordinate to the principal use of land or building and located on the same lot with such principal use.
- 302 Agriculture: As used in this Resolution, "agriculture" includes farming; ranching; aquaculture; apiculture; 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; the production of field crops; tobacco, fruits, vegetables, 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.
- 303 Alterations, Structural: Any change in the supporting members of a building such as bearing walls, columns, beams or girders.
- 304 Board: Shall mean that Milton Township Board of Zoning Appeals.
- 305 Building: A structure having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, or chattels. When separated by division walls from the ground up without openings, each portion of such buildings shall be deemed a separate building.
- 306 Building Height: The vertical distance measured from the average elevation of the finished grade along the front of the building to the height point of the roof surface in a flat roof, to the deck line of a mansard roof, and to the main height level between eaves and ridges for a gambrel roof.
- 307 Building, Main: A building in which is conducted the principal use of the lot on which it is located.
- 308 Business: The buying, selling, or trading of goods and services. Any business will require a Zoning Certificate except as identified in Section 600.

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- 309 Butchering, Custom: A facility to slaughter livestock owned by an individual. Said facility shall not offer meat for wholesale or retail trade. A facility of clearly limited nature for the convenience of individuals raising livestock for their own consumption.

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- 310 Conditional Use: A use which is subject to approval by the Board of Zoning Appeals. A conditional use may be granted by the Board when there is a specified provision for such exception made in this Resolution.
- 311 Dwelling: A building or portion thereof, designed exclusively for residential occupancy, including single-family dwellings, two family dwellings, multi family dwellings, vacation and seasonal dwellings, and vehicles or residences designed to be moved or towed on wheels, skids, or rollers, but not including hotels, motels, boarding houses or rooming houses. Dwellings must be set on a permanent foundation with footers below the frost line.
1. Permanently sited manufactured home means a manufactured home that meets all the following criteria:
 - (a) The structure is affixed to a permanent foundation and is connected to the appropriate facilities:
 - (b) The structure, excluding any additions, has a width of a least twenty-two feet at one point, a length of at least twenty-two feet at one point, and a total living area, excluding garages, porches, or attachments, of at least 1000 square feet:
 - (c) The structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six-inch minimum eave overhang, including appropriate guttering:
 - (d) The structure was manufactured after January 1, 1995:
 - (e) The structure is not located in a manufactured home park as defined by section 3733.01 of the Revised Code.
 2. Manufactured home: means a building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.
 3. Industrialized unit: means a building unit or assembly of closed fabrication in an off-site facility, that is substantially self-sufficient as a unit or as a part of a greater structure, and that requires transportation to the site of intended use. "Industrialized unit" includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. "Industrialized unit" does not include a manufactured home as defined by this resolution or a mobile home as defined by Section 4501.01 of the Revised Code.

ARTICLE III DEFINITIONS (Continued)

4. Three Family Dwelling: A structure on a single lot of record containing three (3) dwelling units, each of which is totally separated from the others by an unpierced wall extending from an exterior wall to exterior wall, except for a common stairwell exterior to all dwelling units. Each unit shall contain a minimum of one thousand (1000) square feet of habitable floor area exclusive of porches, basements or garages.
 5. Multi Family Dwelling: A structure on a single lot of record containing more than three (3) dwelling units, each of which is totally separated from the others by an unpierced wall extending from an exterior wall to exterior wall, except for a common stairwell exterior to all dwelling units. Each unit shall contain a minimum of one thousand (1000) square feet of habitable floor area exclusive of porches, basements or garages.
 6. Single Family Dwelling: A dwelling which is designed for and occupied by not more than one family and containing a minimum of one thousand (1000) sq. ft. of habitable floor area exclusive of porches, basements, or garages.
 7. Two Family Dwelling: A structure on a single lot of record containing a maximum of two (2) dwelling units, each of which is totally separated from the other by an unpierced wall extending from an exterior wall to exterior wall, except for a common stairwell exterior to both units. Each unit shall contain a minimum of one thousand (1000) sq. ft. of habitable floor area exclusive of porches, basements or garages.
- 312 Essential Services: The erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies of gas, electrical, water or communication, supply distribution, service or disposal facilities, including poles, wires, mains, drains, pipes, signals or hydrants including any necessary structures or building reasonably required to assure the provision of adequate supplies of public facilities by the utility or branch of government.
- 313 Factory, Cheese: A facility of a clearly local nature for the processing of dairy products into cheese and related products.
- 314 Family: One or more persons occupying a single family dwelling as a single housekeeping unit under a common housekeeping management plan based on an internally structured relationship providing organization and stability.
- 315 Flood Plain Regional: That land inundated by the one hundred (100) year flood (regional flood).

ARTICLE III DEFINITIONS (Continued)

- 316 Flood Regional: Large floods which have previously or which may be expected to occur on a particular stream because of local physical characteristics.
- 317 Front Yard: See Yard.
- 318 Home Occupations: A home occupation is a business conducted in the dwelling or existing garage of the owner of the residence. The home occupation shall be clearly incidental to the use of the dwelling and property as a residence, shall be limited to low intensity activities that generate a limited amount of additional vehicular traffic and shall not create noise or nuisance to neighboring property owners, nor alter the appearance of the neighborhood.
- 319 Lot: A parcel of land of sufficient size to meet minimum zoning requirements and to provide such yards and other open spaces as herein required. Such lots shall have two hundred (200) ft. frontage on an improved street which is the mailing address and main access to the dwelling and may include:
- a. A single lot of record;
 - b. A portion of a lot of record;
 - c. A combination of complete lots of record, or complete lots of record and portions of lots of record, or portions of lots of record.
- A. Corner Lot: A lot located at the intersection of two (2) or more streets. A lot abutting on a current street or streets shall be considered a corner lot if straight lines drawn from the foremost point of the lot meet at an interior angle of less than one hundred and thirty five (135) degrees.
- B. Interior Lot: A lot other than a corner lot.
- C. Reversed Corner Lot: A corner lot the side street line of which is substantially continuation of the front line of the lot to its rear.
- D. Through Lot: An interior lot having frontage on two (2) or more streets.
- 320 Lot Area: The total area within the lot lines of a piece of property inclusive area in the road right of-way.
- 321 Lot Depth: The horizontal distance between the front and rear lot lines, measured along the median between the two (2) side lot lines.
- 322 Lot Lines: The lines bounding a lot as defined herein.

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- 323 Lot Width: The horizontal distance between the side lot lines measured at right angles to the depth at edge of road right-of-way line.
- 324 Nonconforming Building: A building or a portion thereof lawfully existing at the time of this Resolution is adopted which was designed, erected or structurally altered for a use that does not conform to the use Regulations of the district in which it is located.
- 325 Non-conforming Use: A use which lawfully occupied a building or land at the time of adoption of this Resolution and which does not conform with the Regulations of the District in which it is located.
- 326 Occupation: A trade, profession or activity which engages one's time and provides any form of compensation.
- 327 Parcel: See Lot.
- 328 Planned Unit Development (PUD): A contiguous area of land in which a variety of housing types and clusters are accommodated in a pre-planned environment under more flexible standards such as lot sizes and setbacks, than those that normally apply under these regulations.
- 329 Professional Services: The use of office and related spaces for such services as, but not limited to, medical practitioners, veterinarians, lawyers, architects, dentists, engineers, etc.
- 330 Public Use: Public parks, schools and administrative, cultural and service buildings devoted solely to the storage and maintenance of equipment and material.
- 331 Recreational Facilities:
- a. Commercial Recreational Facilities: Recreational facilities established for profit, such as, but not limited to, commercial golf courses, swimming pools, ice skating, riding stables, and race tracks.
 - b. Noncommercial Recreational Facilities: Private and semi-private recreational facilities which are not operated for commercial gain, such as, but not limited to, country clubs, riding clubs, private golf courses, game preserves or community swimming pools. Noncommercial recreational facilities may be leased to outside groups or organizations provided the fees for such purposes is limited to incidental maintenance and custodial expenses.

ARTICLE III DEFINITIONS (Continued)

332 Recreational Vehicle: A vehicular type portable structure without permanent foundation which can be towed, hauled or driven and primarily designed as temporary living accommodations for recreational, camping and travel use and including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes.

333 Residential Enterprise: A business owned and conducted by the resident on the same lot of record as the enterprise owner's principle residence.

Residential Enterprise shall be limited to low intensity activities that generate a limited amount of additional vehicular traffic and shall not create a nuisance to neighboring property owners, nor alter the appearance of the neighborhood. Residential Enterprise shall require a Conditional Use Certificate.

334 Rezoning: An amendment to, or change in the Zoning Resolution. Rezoning can take three (3) forms:

- a. A comprehensive revision or modification of the Zoning text and map;
- b. A text change in Zone requirements;
- c. A change in Zone map

335 Roadside Stands: Small structures (a maximum of 100 square feet) for the sale of agricultural and plant nursery products, a minimum of fifty percent (50%) of the produce shall be raised on the premises.

336 Setback Line: A line established by zoning, platting or other legal authority on a lot of specified distance and parallel to the lot line to restrict the intrusions of buildings onto a lot line and providing free movement of air and adequate amounts of light.

337 Semi-Public Use: Churches and other places of worship, Sunday Schools, Parochial Schools, Colleges, Hospitals and other institutions of an educational, religious, charitable or philanthropic nature.

338 Structure: Anything constructed or erected with a fixed location on the ground. Among other things, structures include signs, towers, poles and similar constructions.

339 Variance: A variance is a relaxation of requirements where such variances will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of this Resolution would result in unnecessary and undue hardship.

ARTICLE III DEFINITIONS (Continued)

- 340 Yard: An open space at grade between a building and the adjoining lot line, unoccupied and unobstructed by any portion of a structure from the ground upwards, except as otherwise provided herein:
- a. Front Yard: A yard extending across the full width of the lot between the nearest rear main building and the front lot line; the depth of the required front yard shall be measured horizontally from the nearest point of the front lot line.
 - b. Rear Yard: A yard extending across the full width of the lot between the nearest rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest point of the rear lot line, or to the center of an alley if one is present.
 - c. Side Yard: A yard between a main building and the side lot lines extending from the front yard, or from the front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot lines towards the nearest point of the main building.
- 341 Wholesale: Selling in bulk for resale, or to a dealer or anyone for resale.