## SECTION 720 - DEFINITIONS

**720.01 - DEFINITION OF WORDS** - Except where specifically defined herein, all words used in this Zoning Resolution shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural; the word structure includes the word building; the word lot includes the word plot or parcel; the term "shall" is always mandatory; the words "used" or "occupied", as applied to any land or structure shall be construed to include the words "intended, arranged or designed to be used or occupied."

**720.011 - Specifically Defined Words** - The following listed words are specifically defined for use in this Zoning Resolution:

**100-YEAR FLOODPLAIN** - Any land susceptible to being inundated by water from a base flood. The base flood is the flood that has a one percent or greater chance of being equaled or exceeded in any given year.

**ACCESSORY BUILDING** - A customary accessory building or use is one which:

a.) Is subordinate to in area, extent or purpose and serves the principal building or use;

b.) Contributes to the comfort, convenience, or necessity of occupants of the principal building or use served; and

c.) Is located on the same lot as the principal building or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.

**ADULT** - An individual eighteen years of age or older.

**ADULT BOOK STORE** - Adult book store means an establishment deriving a majority of its gross income from the sale or rental of, or having a majority of its stock in trade in, books, magazines or other periodicals, films, or mechanical or non-mechanical devices, which constitute adult materials.

**ADULT MATERIAL** - Adult material means any book, magazine, newspaper, pamphlet, poster, print, picture, slide, transparency, figure, image, description, motion picture film, phonographic record or tape, other tangible thing, or any service, capable of arousing interest through sight, sound, or touch, and:

1.) Which material is distinguished or characterized by an emphasis on matter displaying, describing, or representing sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination; or

2.) Which service is distinguished or characterized by an emphasis on sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination.

**ADULT MOTION PICTURE THEATER** - Adult motion picture theater means an enclosed motion picture theater or motion picture drive-in theater used for presenting, and deriving a majority of its gross income from adult material for observation by patrons therein.

**ADULTS ONLY ENTERTAINMENT ESTABLISHMENT** – Adults-only entertainment establishment means an establishment which features services which constitute adult material, or which features exhibitions of persons totally nude, topless or bottomless, strippers, male or female impersonators, or similar entertainment which constitute adult material.

**ADULT CARE FACILITY** - An adult family home or an adult group home. For the purposes of this ordinance, any residence, facility. institution, hotel, congregate housing project, or similar facility that provides accommodations and supervision to three (3) to sixteen (16) unrelated adults, at least three (3) of whom are provided personal care services, is an adult care facility regardless of how the facility holds itself out to the public. Adult care facility does not include:

a.) A facility operated by a hospice care program licensed under ORC 3712.04 that is used exclusively for care of hospice patients;

b.) A nursing home, rest home, or home for the aging as defined in ORC 3721.01;

c.) A community alternative home as defined in ORC 3724.01;

d.) An alcohol and drug addiction program as defined in ORC 3793.01.

**ADULT FAMILY HOME** - A residence or facility that provides accommodations to three (3) to five (5) unrelated adults and supervision and personal care services to at least three (3) adults (ORC 3722).

**ADULT GROUP HOME** - As defined under ORC 3722, an adult group home means a residence or facility that provides accommodations to six (6) to sixteen (16) unrelated adults and provides supervision and adult personal care services to at least three (3) of the unrelated adults.

**ADVERTISING AREA** - The advertising area of a sign or billboard is the entire area within a continuous perimeter forming a basic geometric figure which encloses the message or display along with any frame or other material, color, internal illumination or other feature which forms as an integral part of the message and is used to differentiate the sign or billboard from the wall or supporting structure upon which it is placed. The necessary supports or uprights are excluded from the graphic area if they give the visual appearance of a single color.

**ADVERTISING FACE (Sign Face)** - Shall be that advertising area of the billboard (advertising structure) devoted solely to advertising purposes.

**AGRICULTURE** - Includes farming; ranching; algaculture meaning the farming of algae; 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.

**ALLEY** - Secondary access way of not less than twenty (20) feet in width dedicated to public use for travel or transportation and affording vehicular access to abutting property.

**ALTERNATIVE WASTEWATER TREATMENT SYSTEM** – Shall include, but is not limited to, systems that involve constructed wetlands or land application technology for the treatment of wastewater.

**APARTMENT** - A portion of a building consisting of a room or suite of rooms intended, designed, or used as a permanent residence by an individual or one (1) family.

**APARTMENT HOUSE** - See dwellings, multi-family

**APIARIST** – see BEEKEEPER.

**APIARY** - the assembly of one or more colonies of bees at a single location.

**APICULTURE** – the cultivation of bees for purposes of producing honey, pollination services, queen breeding programs, or other products of the hive.

**AREA OF SHALLOW FLOODING** - A designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent (1%) or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**AREA OF SPECIAL FLOOD HAZARD** - The land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year. Areas of special flood hazard are designated by the Federal Emergency Management Agency as Zone A, AE, AH, AO, A1-30, and A99.

**BANKFULL CHANNEL WIDTH** - The width of a stream during channel-forming or effective discharge, defined as: $\mathbf{W = 133\ (DA)^{0.43}}$, where DA is the drainage area of the stream in square miles and W is the bankfull channel width in feet.

**BASE FLOOD** - A flood which is representative of large floods known to have occurred in the central Ohio region and characteristic of floods expected to have a one percent (1%) chance of being equaled or exceeded in any given year. Sometimes referred to as Regional Flood or One Hundred (100) Year Flood.

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

**BEEKEPER** - a person who owns or has charge of one or more colonies of bees.

**BEEKEEPING EQUIPMENT** - anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

**BILLBOARD (Off-Premise Sign)** - A billboard shall be defined as a sign that identifies or communicate

a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located. A billboard is an *Advertising Structure.* An advertising structure shall be the entire structure including the advertising face and any supporting or appurtenant structures thereto.

**BOARDER** - A renter who rents a room or suite of rooms and is provided regular meals as well as lodging.

**BOARDING HOUSE** - A facility which provides rooms for rent and meals for boarders.

**BORROW PIT** - A pit adjacent to a fill or embankment from which material is taken for the purpose of making the fill or constructing and maintaining that embankment.

**BOTTOMLESS** - Bottomless means less than full opaque covering or male or female genitals, pubic area or buttocks.

**BUILDING** - A structure having a roof supported by columns, walls or any series of structures separated by fire separations but contained under a common roof or within common walls and requiring a building permit in accordance with the building regulations of Franklin County, Blendon Township or the State of Ohio that is used for shelter, occupancy, enclosure, or support of persons, animals or property.

**BUILDING, HEIGHT OF** - The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

**BUILDING SETBACK LINE** - A line establishing the minimum allowable distance between the nearest portion of any building and the center line of any street when measured perpendicularly thereto.

**BUS** – Any motor vehicle that has motor power and is designed and used for carrying more than nine (9) passengers, except any motor vehicle that is designed and used for carrying not more than fifteen (15) passengers in a ridesharing arrangement.

**BZA** – The Blendon Township Board of Zoning
Appeals.

**CABO** - Council of American Building Officials.

**CARRY OUT RESTAURANT** - An establishment which by design of physical facilities, by service or by packaging procedures permits or encourages the purchase of prepared ready-to-eat foods intended primarily to be consumed off the premises, and where the consumption of food in motor vehicles is not permitted or not encouraged.

**CENTERLINE** - The midpoint between two (2) edges of a paved road.

**CENTRALIZED (Public) WATER AND SANITARY SEWER SERVICE** - Any system, other than an alternative waste water treatment system, individual well, septic tank tile field that is operated by a municipality, governmental agency, or a public utility for the collection, treatment and disposal of wastes and furnishing of potable water.

**CERTIFICATE OF ZONING COMPLIANCE** - A document issued by the zoning administrator which stipulates whether a planned use either meets or does not meet the requirements of this zoning resolution.

**CEPAC** – Franklin County Chemical Emergency Preparedness Advisory Council. A consortium of the Franklin County Board of Health and the Columbus Board of Health which tracks use and storage of hazardous materials, as required under the SARA Title III act.

**CHANNEL** - A natural or artificial depression of perceptible extent with definite bed and banks to confine and conduct flowing water either continuously or periodically.

**CHILD DAYCARE** - Any place, home or institution which cares for young children apart from their parents when received for regular periods of time for compensation such as kindergarten, nursery school or class for young children that develops basic skills and social behavior by games, exercises, toys and simple handicraft. Daycare is included in the definition of childcare; the care of more than twelve (12) children is a business.

**COLD-FRAME** – An unheated outdoor apparatus consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

**COLONY** - Colony or hive means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and drones, including brood, combs, honey and the receptacle inhabited by the bees.

**COMMUNITY GARDEN** – An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption, sales, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

**CONDITIONAL USE** - A use which is essential to or would promote the public health, safety or welfare in one (1) or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed within this ordinance.

**CONFORMING USE** - Any lawful use of a building, structure, lot, sign or fence which complies with the provisions of this resolution.

**CONSTRUCTION VEHICLE** – Any vehicle designed and/or used in association with construction, development, demolition, and/or transportation activities including (but not limited to) bulldozers, back hoes, dump trucks and bobcats.

**COMMERCIAL TRACTOR** – Any motor vehicle that has motive power and either is designed or used for drawing other motor vehicles, or is designed or used for drawing another motor vehicle while carrying a portion of the other motor vehicle on its load, or both.

**COMMERCIAL VEHICLE** – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo or freight and

shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck. Commercial vehicles do not include passenger cars that qualify as non-commercial motor vehicles as defined in Ohio Revised Code Section 4501.01.

**COMMUNITY NFIP ADMINISTRATOR** - The person, persons, agency, or other local government entity responsible for the administration and enforcement of the National Flood Insurance Program in compliance with Federal Law 44 CFR Parts 59 and 60. For Blendon Township the Franklin County Development Department is the Community NFIP Administrator.

**CRITICAL AREA** - An area with one (1) or more of the following characteristics: (1.) slopes in excess of twenty percent (20%); (2.) floodplain; (3.) soils classified as having a high water table; (4.) soils classified as highly erodible, subject to erosion or highly acidic; (5.) land incapable of meeting percolation requirements; (6.) land formerly used for landfill operations or hazardous industrial use; (7.) fault areas; (8.) stream corridors; (9.) estuaries; (10.) mature stands of native vegetation; and (11.) aquifer recharge and discharge areas.

**CULVERT** - A drain, ditch or conduit not incorporated in a closed system, that carries drainage water under a driveway, railroad, pedestrian walk or public way.

**DAMAGED OR DISEASED TREES** - Trees that have split trunks; broken tops; heart rot; insect or fungus problems that will lead to imminent death; undercut root systems that put the tree in imminent danger of falling; lean as a result of root failure that puts the tree in imminent danger of falling; or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a watercourse or onto a structure.

**DAY CARE CENTER** - See CHILD CARE.

**DECIBEL** - A unit of sound.

**DECIDUOUS** - Plants that drop their leaves before becoming dormant in winter.

**DEED** - A legal document conveying ownership of real property.

**DEPARTMENT** - When used without clarification means the Blendon Township Zoning Department.

**DETACHED** - A structure which is separate from and does not share a common wall or connect in any way to another structure.

**DETENTION BASIN** - A storage facility for the temporary storage of storm water runoff.

**DEVELOPMENT** - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**DIRECTOR** - When used without clarification means the Blendon Township Zoning Inspector.

**DISTURBANCE** - Any clearing, grading, excavating, filling, or other alteration of land surface where natural or man-made cover is destroyed in a manner that exposes the underlying soils.

**DRAINAGE AREA (DA)** - The amount of land area draining to a particular watercourse.

**DRIVE-THROUGH BUSINESS OR WINDOW** - An establishment or part of an establishment designed for the conduct of business with customers who remain within a vehicle during the transaction.

**DUMPSTER** – Any container used for the temporary storage of trash, pending collection, having a capacity of at least one (1) cubic yard or 200 gallons.

**DWELLING** - Any building which is completely intended for, designed for, and used for residence purposes, but for the purposes of this ordinance, shall not include a hotel, motel, nursing home, tourist cabins, college or university dormitories, or military barracks.

**DWELLING, ATTACHED, SINGLE-FAMILY** - A dwelling unit which is attached to one (1) or more dwelling units, each of which has independent access to the outside of the building to ground level and which has no less than two (2) exterior walls fully exposed and not in common with the exterior walls of any other unit.

**DWELLING, DETACHED, SINGLE-FAMILY** - A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings by open space, which dwelling unit shall be constructed in accordance with the any of the following:

1.) The CABO One (1) and Two (2) Family Building Code;

2.) The Ohio Basic Building Code for industrialized units as provided in ORC 3781.06, (C);

3.) The United States Department of Housing and Urban Development 1974 Manufactured Housing Construction Safety Standards and which manufactured home also meets all of the following criteria:

a.) The structure fronts on an approved public or private street;

b.) The structure is affixed to a permanent frost free foundation (slab, crawl or full foundation constructed in accordance with the CABO 1995 One and Two Family Code);

c.) The structure is connected to appropriate utilities;

d.) The structure is at least twenty-two (22) feet minimum in both length and width, with a minimum habitable area of nine hundred (900) square feet;

e.) The structure has a six (6) inch minimum cove overhang, including appropriate guttering, a minimum roof pitch of 3/12 and conventional residential siding (lap, clapboard, shake, masonry, vertical natural materials);

f.) The structure has the indicia of mobility (trailer tongue, running lights, wheels and axles) removed prior to placement on its foundation;

g.) Safety requirements for egress shall be one (1) five (5.0) net square foot window opening (represents the half of a double hung sash window) in each bedroom on the first floor. The area measured shall be the net opening without special tools and shall be no more than forty-four (44) inches off the interior floor. Smoke detectors shall be provided in every bedroom;

h.) The structure is intended to be assessed and taxed as permanent real estate, not personal property. The title for such structure shall be surrendered to Franklin County upon its fixture to a permanent foundation and such surrender shall be notice to the auditor to tax said structure as real estate from that day forward;

i.) The structure was manufactured after January 1, 1995 in accordance with Ohio Revised Code 3781.05 (F).

**DWELLING, FARM** - A single family dwelling on a lot of five (5) or more acres.

**DWELLING, TWO-FAMILY** - A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units living independently of each other.

**DWELLING, (MULTI-FAMILY) OR APARTMENTS** - A residential building arranged or intended for three or more dwelling units, as separate housekeeping units.

**DWELLING UNIT** - A building or portion thereof providing complete housekeeping facilities (cooking, personal washing, sanitary toilets and sleeping) for one (1) person or one (1) family.

**EASEMENT** - A grant of one (1) or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

**EPHEMERAL STREAM** - A watercourse or stream that flows only in response to precipitation.

**ENVIRONMENTAL IMPACT STATEMENT (EIS)** - A statement on the effect of development proposals and other major actions which significantly affect the environment.

**ESTABLISHED GRADE** - That point where the grade line intersects the fronting wall of the building.

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

**FACING** - The facing of a sign or billboard is the readable copy area of any sign or billboard visible to traffic proceeding along a public street in one (1) direction.

**FAMILY** - An individual or two (2) or more persons related by blood or marriage or group of not more than four (4) unrelated persons (excluding servants) who need not be related by blood or marriage, living together in a single dwelling unit as their common home for the time, as distinguished from a group occupying a boarding house, lodging house, hotel, club, fraternity or sorority house.

**FEED LOT** - Land used for the confining and commercial feeding of livestock and not necessarily connected with any general farming upon the same lot or premises. A plot of land on which livestock are fattened for market. All feed lots shall obtain appropriate permits for waste treatment and disposal from the OEPA or the Franklin County Board of Health prior to the issuance of a zoning permit.

**FEMA** - Federal Emergency Management Agency. This agency has overall responsibility for administering the National Flood Insurance Program.

**FENCE** - A fence is an artificially constructed barrier of material, such as wood, or a combination of materials which are commonly manufactured and utilized for attractively and effectively enclosing and screeningareas of land. Material which is not originally manufactured for purposes of fencing and or screening shall not be utilized when constructing a fence.

A fence intended for purposes of screening in accordance with Section 521 shall be a minimum of six (6) feet in height, but in no case shall any fence exceed eight (8) feet in height.

**FIRM** - Flood Insurance Rate Map, which is an official map on which the Federal Emergency Management Agency has delineated the areas of special flood hazard.

**FLOOD OR FLOODING** - A general and temporary condition of partial or complete inundation of normally dry areas from: (1.) the overflow of inland or tidal waters; and/or (2.) the unusual and rapid accumulation or runoff of surface waters from any source.

**FLOOD INSURANCE STUDY** - The official report in which the Federal Emergency Management Agency has provided flood profiles, floodway boundaries and the water surface elevations of the base flood.

**FLOODWAY** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than that prescribed by the Flood Insurance Study.

**FLOODPLAIN** - The areas adjoining a watercourse which are expected to be flooded as a result of a severe combination of meteorological and hydrological conditions.

**FREE-STANDING SIGN** - A sign intended to be erected and used permanently whose support structure is imbedded in the ground.

**FRONTAGE** - The side(s) of a lot abutting on a dedicated public or, in some cases, approved private street.

**GIS** - Geographic Information System.

**GRANNY FLAT** - A granny flat is a subservient apartment within a principal single family structure which meets all requirements of Section 302.039, plus allows usage only by members of the resident owner's family. Usage by servants or personal staff also would be considered family. Usage by persons outside the family would not be permitted unless granted a variance for such use.

**GREENBELT** - An open landscaped area which is used as a buffer between land uses.

**GREENWAY** – A linear open space or natural area along a watercourse. Greenways can be used to connect parklands, enhance recreational opportunities, and protect natural habitat and scenic areas.

**GROSS FLOOR AREA** - Gross floor area of a residential structure shall be computed as the sum of the gross horizontal area of the several floors of the residential structure, excluding finished or unfinished basements, breezeways, carports, garages, storage areas with only outside access, porches, unfinished attics, and other unheated and/or unfinished areas attached to the principal use or structure.

Gross floor area of non-residential structure shall be computed as the sum of the gross horizontal floor area of the specified use.

**GROUNDWATER** - The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.

**HEIGHT OF A SIGN OR BILLBOARD** - Unless otherwise specified, the height of a sign or billboard is the vertical distance between the top of its advertising area and the nearest grade of the earth's surface.

**HIGHLY ERODIBLE LAND** - A highly erodible soil, or soil map unit, has a maximum potential for erosion that equals, or exceeds, eight times the tolerable erosion rate. The maximum erosion potential is calculated without consideration to crop management or conservation practices, which can markedly lower the actual erosion rate on a given field.

The maximum potential erosion rate is determined by multiplying the rainfall factor (R) by the erodibility value of the soil (K) by the slope factor (LS) and dividing the product by the soil loss tolerance (T). The equation is expressed by the formula RKLS/T. A soil is highly erodible if the result of the equation RKLS/T is equal to or greater than eight.

The following list contains common HEL soil types:

Alexandria silt loam (12 to 18 percent slopes, eroded) AdD2
Alexandria silt loam (18 to 25 percent slopes, eroded) AdE2
Eldean silt loam (12 to 18 percent slopes, eroded) ElD2
Glynwood silt loam (6 to 12 percent slopes, eroded) GwC2
Hennepin and Miamian loams (18 to 25 percent slopes, eroded) HeE2
Hennepin and Miamian loams (25 to 50 percent slopes, eroded) HeF2
Miamian silty clay loam (12 to 18 percent slopes, eroded) MID2
Ritchey silt loam (12 to 18 percent slopes, eroded) RhD2
Udorthents (loamy, rolling) Up
Udorthents (loamy, sloping) Ur
Udorthents (loamy, steep) Us

**HIVE** – See COLONY

**HOME OCCUPATION, PERMITTED USE** - Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit and allowed by Section 511.02.

**HOMEOWNERS ASSOCIATION** - A community association, which is organized in a development in which individual owners share common interests in open space or facilities.

**HONEY BEE** - all life stages of the common domestic honey bee, *Apis mellifera* species.

**HOOP HOUSE** – An apparatus made of polyvinyl chloride (PVC) piping or other material covered with translucent plastic, constructed in a half-round or hoop shape, used for growing and protecting plants.

**IMPERVIOUS COVER -** Any paved, hardened, or structural surface regardless of its composition including but not limited to buildings, roads, driveways, parking lots, loading/unloading areas, decks, patios, and swimming pools

**IMPROVEMENT** - A structural addition to a house or accessory structure which represents less than 50% of the value of the existing structure.

**INDIVIDUAL WASTEWATER TREATMENT SYSTEM** – An individual system or part thereof that treats and/or decomposes sanitary sewage and including but not limited to an individual aeration system, individual septic tank, individual leach field, or evaporation-transpiration mound. Said system shall be approved for use by the Ohio Department of Health and the Franklin County Board of Health and permitted by the Franklin County Board of Health.

**INTEGRATED PEST MANAGEMENT (IPM)** – An ecosystem-based agricultural pest control strategy that focuses on long-term prevention of pests or their damage through a combination of biological control, habitat manipulation, cultural practices, and use of resistant varieties. Pesticides are used only if non-chemical methods are not successful, and pesticide treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial organisms, and the environment. IPM-compliant fertilizers include compost, composted manure, seaweed, fish emulsion, bone meal, blood meal, coffee grounds, earthworm castings, bat guano, sheet-mulching and cover crops.

**INTERMITTENT STREAM -** A stream or portion of a stream that is dry for part of the year, ordinarily more than 3 months. It is often delineated with dashed lines on USGS maps.

**KENNEL** - An establishment for the breeding or boarding of dogs.

**LANDSCAPE** - (1) An expanse of natural scenery; (2) The addition of lawns, trees, plants, and other natural and decorative features to the land.

**LOT, MINIMUM SIZE** - A parcel of land occupied or to be occupied by a principal structure or group of

structures and accessory structures together with such yards, open spaces, lot width and lot area as are required by this Zoning Resolution, and having not less than the minimum required frontage upon a street, either shown and identified by lot number on a plat of record, or considered as a unit of property and described by metes and bounds.

**LOT, DEPTH OF** - The average horizontal distance between front and rear lot lines.

**LOT LINE** - A line bounding or demarcating a plot of land or ground as established by a plat of record.

**LOT WIDTH** - The average horizontal distance between side lot lines.

**LOWEST FLOOR** - The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is built in accordance with the applicable design requirements.

**MANUFACTURED HOME** - Any non self-propelled vehicle transportable in one or more sections, 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 three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein, and which conforms with the federal construction and safety standards established by the Secretary of Housing and Urban development (HUD) pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974. Calculations used to determine the number of square feet in a structure's exterior dimensions are measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows (ORC 4501.01). For the purposes of this section, chassis means a steel frame specifically designed and constructed with wheels or running gear and towing tongue installed for transportation on public streets or highways and designed without the need for a permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations; location on wheels, jacks, blocks, or other foundation, connection to utilities and the like.

**MEANDER PATTERN** - The characterization of a stream's curvature along its length.

**MOBILE HOME** - A non self-propelled dwelling unit built on a permanent movable chassis which is eight (8) feet or more in width and more than thirty-five (35) feet in length, which when erected on site is three hundred and twenty (320) or more square feet, that is transportable in one (1) or more sections and which does not qualify as a manufactured home. Specifically it does not conform to the 1974 HUD standards for manufactured homes.

**MOTOR VEHICLE** - Motor vehicle means any vehicle, including recreational vehicles, propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires.

**NFIP** - National Flood Insurance Program.

**NON-COMMERCIAL MOTOR VEHICLE** – Any motor vehicle, including a farm truck as defined in Section 4503.04 of the Ohio Revised Code, that is designed by the manufacturer to carry a load of no more

than one (1) ton and is used exclusively for purposes other than engaging in business for profit.

**NON-CONFORMING USE** - A legal use of a building and/or of land that antedates the adoption of these Regulations and does not conform to the Regulations for the Zoning District in which it is located.

**NON CONFORMING LOT OF RECORD** - A parcel of real estate which has been surveyed, given a legal metes and bounds description and legally recorded in the County Recorder's office prior to the adoption of or amendment to the Zoning Resolution, and which does not conform with the current zoning regulations.

**NOXIOUS WEED** - Any plant species defined by the Ohio Department of Agriculture as a "noxious weed" and listed as such by the Department. For the purposes of this regulation, the most recent version of this list at the time of application of this regulation prevails.

**NUDE (NUDITY)** - Nude (nudity) means the showing, representation, or depiction of human male or female genitals, pubic area, or buttocks with less than full, opaque covering of any portion thereof, or female breast(s) with less than a full, opaque covering of any portion thereof below the top of the nipple, or of covered male genitals in a discernibly turgid state.

**OBSTRUCTION** - Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter which is in, along, across, or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or which is placed where the flow of water might carry the same downstream to the damage of life or property.

**OHIO EPA** - The Ohio Environmental Protection Agency

**OHIO DNR** - The Ohio Department of Natural Resources

**OPAQUENESS** - The degree to which a wall, fence, structure or landscaping is solid or impenetrable to light or vision in a generally uniform pattern over its surface.

**OPACITY** - Degree of obstruction of light.

**OPEN SPACE** - Any parcel or area of unimproved land or water set aside, dedicated designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

**ORDINARY HIGH WATER MARK** - The line between upland and bottom land which persists through successive changes in water level, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil and the vegetation.

**OUTDOOR STORAGE** - The keeping, in an unroofed area of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours.

**PARCEL** - A lot or tract of land.

**PERENNIAL STREAM** - A stream that has continuous flow throughout the year, except during periods of drought.

**PERMITTED USE** - Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

**POLITICAL GRAPHIC** - A billboard or other graphic the purpose of which is to support or oppose any candidate or candidates for public office or any ballot questions or issues to be voted on in any election.

**PORTABLE SIGN** - A sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes.

**PRIME AGRICULTURAL SOILS** - Any of the soil types identified in section 302.041 having been found to be particularly suited to agricultural uses.

**PRINCIPLE USE** - The primary or predominant use of any lot.

**PUBLIC IMPROVEMENT** - Any improvement, facility or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy or similar essential services.

**REGULATORY FLOODPLAIN** - A watercourse and the areas adjoining a watercourse which have been or hereafter may be covered by the Base Flood.

**RECREATIONAL VEHICLE** - A vehicle which is: (1) built on a single chassis, (2) four hundred (400) square feet or less when measured at the largest horizontal projection, (3) designed to be self-propelled or permanently towable by a light duty truck, and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**RIDESHARING ARRANGEMENT** – The transportation of persons in a motor vehicle where the transportation is incidental to another purpose of a volunteer driver and includes ridesharing arrangements known as carpools, vanpools and buspools.

**RIPARIAN AREA** - The transition area between flowing water and terrestrial ecosystems that may be composed of trees, shrubs and surrounding vegetation which serve to stabilize erodible soil, improve both surface and ground water quality, increase stream shading and enhance wildlife habitat.

**RIPARIAN SETBACK** - The real property adjacent to a designated watercourse located in the area defined by the criteria set forth in this regulation.

**RELIGIOUS USE** - A structure or place in which worship, ceremonies, rituals and education pertaining to a particular system of beliefs are held.

**RESIDENTIAL ZONING DISTRICT OR USE** - Residentially zoned district or use means any residential zoning district as listed in Section 201, Article II or any non-conforming residential subdivision zoned Rural or any area where persons may reside.

**RIGHT-OF-WAY** - A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and occupied or intended to be occupied by a road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer or other similar uses.

**ZC** – The Blendon Township Zoning Commission.

**SCREENING** - A method of visually shielding or obscuring one (1) abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

**SEPTIC SYSTEM** - An underground system with a septic tank used for the decomposition of domestic waters.

**SEMI-TRAILER** – Any vehicle of the trailer type that does not have motive power and is so designed or used with another and separate motor vehicle that in operation a part of its own weight or that of its load, or both, rests upon and is carried by the other vehicle furnishing the motive power for propelling itself and the semi trailer.

**SETBACK WIDTH (W)** - The total area, on both sides of the watercourse that is to be designated as the "Riparian Setback".

**SEXUAL ACTIVITY** - Sexual activity means sexual conduct or sexual contact, or both.

**SEXUAL CONDUCT** - Sexual conduct means vaginal intercourse between a male and a female, and anal intercourse, fellatio, and cunnilingus between persons regardless of sex. Penetration, however slight, is sufficient to complete vaginal or anal intercourse.

**SEXUAL CONTACT** - Sexual contact means any touching of an erogenous zone of another, including without limitation the thigh, genitals, buttock, pubic region, or, if the person is a female, a breast, for the purpose of sexually arousing or gratifying either person.

**SEXUAL EXCITEMENT** - Sexual excitement means the condition of human male or female genitals, when in a state of sexual stimulation or arousal.

**SIC** - Standard Industrial Classification Manual, current edition.

**SIGN** - A sign shall be defined as an outdoor display intended to identify or attract attention to the premises on which it is located; the businesses, organizations, or individuals conducting professional activities on the premises; or the products or services sold, distributed, produced, or repaired on the premises. Signs also include outdoor displays used by businesses, organizations, or individuals conducting professional activities on the premises to convey information, ideas, and opinions to the public.

**SLOPE** - The ratio of elevation change to horizontal distance, expressed as a percentage. Slope is computed by dividing the vertical distance (rise) by the horizontal distance (run).

**SOIL AND WATER CONSERVATION DISTRICT** - An entity organized under Chapter 1515 of the Ohio Revised Code referring to either the Soil and Water Conservation District Board or its designated employee(s), subsequently referred to as Franklin Soil and Water.

**SOIL DISTURBING ACTIVITY** - Clearing, grading, excavating, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed and which may result in, or contribute to, erosion and sediment pollution.

**STORMWATER BEST MANAGEMENT PRACTICES (Stormwater BMPs)** - Schedules of activities, prohibitions of practices, maintenance procedures and other management practices (both structural and non-structural) to prevent or reduce the pollution of surface waters of the state. Stormwater BMPs also include treatment requirements, operating procedures and practices to control plant and/or construction site runoff, spillage or leaks, sludge or waste disposal or drainage from raw material storage.

**STORMWATER MANAGEMENT FACILITY** - Any constructed system designed to mitigate the adverse impacts of storm water or runoff pollution.

**STREAM** - Any perennial, ephemeral or intermittent stream or watercourse with a defined bed, bank or channel.

**STREAM CENTERLINE** - The line representing the one dimensional flow path of a stream.

**STREAMWAY** - The zone including the main channel of a stream and the attached floodplain wide enough to accommodate meander migration over time.

**STREET** - A street is an existing state, county, township or municipal roadway, which is shown on a plat approved pursuant to law or by other appropriate official action, consisting of at least forty (40) feet of improved, dedicated and publicly maintained right-of-way; or, a street is an approved private vehicular access which by regulations herein allowing private streets creates legal road frontage for future development.

**STREET RIGHT-OF-WAY LINE** - The dividing line between a street right-of-way and the contiguous property.

**STRUCTURE** - Anything constructed or erected, the use of which requires permanent location on the ground, or to something having permanent location on the ground including advertising signs, billboards and other construction or erection with special function or form, except fences or walks. For purposes of this resolution, paved courtyards, parking areas other than driveways, tennis courts, in-ground swimming pools, basketball courts and other ground structures are structures.

**STRUCTURE, ACCESSORY OR ANCILLARY** - A subordinate structure, the use of which is incidental to that of a principal structure on the same lot.

**STRUCTURE, PRINCIPAL** - A structure in which is conducted the principal use of the lot on which it is situated.

**SUBSTANTIAL DAMAGE** - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT** - Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the

improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**TELECOMMUNICATIONS TOWER** - Any free-standing structure, or any structure to be attached to a building or other structure, that meets all of the following criteria:

1.) The freestanding or attached structure is proposed to be constructed on or after the effective date of the Ohio Revised Code amendment to Section 519.211;

2.) The freestanding or attached structure is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services;

3.) The freestanding or attached structure is proposed to be located in an unincorporated area of a township, in an area zoned for residential use;

4.) The freestanding structure is proposed to top at a height that is greater than thirty-eight (38) feet;

5.) The freestanding or attached structure is proposed to have radio frequency transmission or reception equipment attached to it.

**TEMPORARY STRUCTURE** - A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

**TEMPORARY USE** - A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

**TENT** – A collapsible shelter of canvas or similar material sustained by poles and used as a temporary enclosure.

**TOPLESS** - Topless means the showing of a female breast with less than a full opaque covering of any portion thereof below the top of the nipple.

**TOWNHOUSE** - A building consisting of a series of three (3) or more attached or semi-detached dwelling units, each with a ground floor and a separate ownership or condominium.

**TRACT** - An area, parcel, site, piece of land, or property which is the subject of a development application.

**TRAILER** – Any vehicle without motive power that is designed or used for carrying property or persons wholly on its own structure and drawn by a motor vehicle.

**TRAILER SIGN** - A sign mounted on a trailer chassis with or without wheels and used as an on-premise

sign.

**TRANSITIONAL AREA** - (1) An area in the process of changing from one (1) use to another; (2) An area which acts as a buffer between two (2) land uses of different intensity.

**USGS** - United States Geological Survey

**VARIANCE** - Permission to depart from the literal requirements of a zoning ordinance.

**VEHICLE** - Vehicle means everything on wheels or runners, including motorized bicycles.

**WASTEWATER** - Water carrying wastes from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids, or excess irrigation water that is runoff to adjacent land.

**WATERCOURSE** - A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or artificially constructed channels.

**WETLAND** - Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. (OAC 3745-1-02). Areas lacking wetland vegetation due to ongoing disturbance such as cultivated fields or maintained utility rights-of-way but having wetland soils and hydrology that could support such vegetation in the future may still be categorized as wetlands.

**YARD, REAR** - An open space between the rear line of the principal structure (exclusive of steps) and the rear line of the lot and extending the full width of the lot and may be used for accessory structures.

**YARD, SIDE** - An open, unoccupied space on the same lot with a structure between the side line of the structure (exclusive of steps) and the side line of the lot and extending from the front line to the rear line of the lot.

**ZONING DISTRICT** - Any section of Blendon Township in which zoning regulations are uniform.

**ZONING MAP** - The map or maps, which are part of the zoning resolution, and delineate the boundaries of zoning districts. This map or maps may be in both hard copy and computerized form.