

CHAPTER 8 SUPPLEMENTARY REGULATIONS

Section 801 Performance Standards to Regulate Potential Hazards and Nuisances

The following minimum standards shall apply to all uses within their permitted Districts.

801.01 Fire and Explosion Hazards. All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against the hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.

801.02 Air Pollution. No emission of air pollutants shall be permitted which violates the Clean Air Act Amendments of 1977 as enforced by the Ohio Environmental Protection Agency.

801.03 Glare, Heat, and Exterior Light. Any operation producing intense light or heat, such as high temperature processes like combustion, welding, or otherwise, shall be performed within an enclosed building and not be visible beyond any lot line bounding the property where on the use is conducted. No exterior lighting shall be positioned so as to extend light or glare onto adjacent properties or rights-of-way.

801.04 Dust and Erosion. Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.

801.05 Liquid or Solid Wastes. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.

801.06 Vibrations and Noise. No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernible without instruments at or beyond the property line of the subject premises. Noise standards of the Environmental Protection Agency shall be adhered to.

801.07 Odors. No use shall be operated so as to produce the continuous, frequent, or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Environmental Protection Agency shall be adhered to.

801.08 Toxic Materials. No emission of toxic or noxious matter, which is injurious to human health, comfort, or enjoyment of life and property or to animal or plant life, shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken. The standards of the Ohio Environmental Protection Agency shall apply.

801.09 Chemicals. The storage, utilization, and manufacture of solid, liquid, and gaseous chemicals and other material shall be permitted subject to the following conditions:

801.09.01 No discharge shall be permitted at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in wastewater treatment, or otherwise cause the emission of dangerous or offensive elements, except in

accord with standards approved by the Ohio Environmental Protection Agency or such other governmental agency as shall have jurisdiction of such activities.

801.09.02 The storage, utilization, or manufacture of solid combustible materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized, or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system. Burning of waste material in open fire is prohibited.

801.09.03 All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors of gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate fire fighting and suppression equipment and devices standard to the industry involved. All above-ground storage shall be in enclosed fireproof vaults.

801.09.04 The storage, utilization, or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation, and the storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases shall be in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State Fire Marshal for the Manufacture, Storage, Handling, Sale, and Transportation of Flammable and Combustible Liquids".

801.10 Radioactivity. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:

801.10.01 The applicable regulations of the Atomic Energy Commission.

801.10.02 The applicable regulations of any agency of the State of Ohio.

Section 802 Regulation of Accessory Structures and Uses [rev. 11-4-2020]

802.01 In each District, unless otherwise specifically prohibited, any use, building, and/or structure customarily incidental and accessory to a Permitted Use, structure, and/or building in such District may be permitted. [eff. 11-6-2008]

802.02 Without limiting the provisions of Section 802.01, the following specific uses, structures, and/or buildings shall be deemed accessory, except for a box from a truck, a shipping container or similar structure, shall not be construed as an accessory building. [rev. 11-4-2020]

802.02.01 Private landing fields for aircraft in the A-1 District only. [rev. 12-13-2013; rev. 11-4-2020]

802.02.02 Temporary buildings for uses incidental to construction work while construction is in progress. [rev. 11-4-2020]

802.02.03 Outdoor Swimming Pools: [eff. 12-4-2020]

Located on lots with single-family dwellings and intended for and to be used solely for the enjoyment of the occupants and their guests of the dwelling unit on the property on which it is located, or located within and intended to specifically serve a multi-family and/or condominium development whether or not such pool is owned or operated by a Home-Owners Association, or where permitted by these Regulations a Community, Commercial or Club swimming pool to be used for the enjoyment of the members and their guests.

802.02.031 Location:

- A. Private swimming pools shall be located completely in the rear yard and shall not be located closer than ten (10) feet to the principal structure or any property line.
- B. Swimming pools in a multi-family or condominium development shall be subject to the same yard requirements as those listed for principal structures in the respective zoning district.
- C. For Community, Commercial or Club Swimming Pools, the pool and all related accessory structures, including decks, shall not be closer than fifty (50) feet to any property line.

802.02.032 The swimming pool or applicable yard area shall be surrounded by a four (4) foot wall or fence. Such wall or fence shall be maintained in good condition and properly secured to prevent uncontrolled access.

- A. For an above ground swimming pool, such wall or fence is not required only if the sides of the swimming pool are greater than four (4) feet high above the adjacent ground level and pool access is blocked by a locking stairs or gate.

802.02.033 Any outdoor swimming pool which is permanently drained and/or not properly maintained shall be considered a nuisance and must be filled in or properly maintained.

802.02.04 An accessory building or structure which occupies one hundred-twenty (120) square feet of area or more. [eff. 10-17-1985; rev. 11-4-2020]

802.02.05 Notwithstanding other provisions of these Regulations, a dwelling unit which is accessory to a commercial use and which is located within the principal building may be permitted but only upon the approval of the Zoning Inspector.
[eff. 11-6-2008; rev. 12-13-2013; rev. 11-4-2020]

802.02.06 An Accessory Family Suite or Accessory Dwelling Unit may be permitted if it meets all of the following requirements: [eff. 12-4-2020]

802.02.061 One (1) Accessory Family Suite may be located within the principal dwelling, and access between the accessory family suite and the principal dwelling shall be required.

802.02.062 One (1) Accessory Dwelling Unit may be located within a legal conforming or legal non-conforming accessory structure. Only one Accessory Family Unit may be allowed on a lot.

802.02.063 The maximum size shall not exceed six hundred (600) square feet.

802.02.064 Public water and sanitary sewer services must be provided, or the lot must be adequately sized for an on-site system, approved by the Combined Health District, to serve both the principal dwelling and the secondary living unit.

802.02.065 the property owner shall live within the principal dwelling.

802.03 Residential accessory buildings shall be detached from the principle residential building, are preferred to be located in the rear yard and shall follow the development standards of Table 8.1. [rev. 11-4-2020]

802.03.01 Residential accessory building may be located in the side yard but shall follow the side yard requirements of the underlying zoning district. [rev. 11-4-2020]

802.03.02 Notwithstanding other provisions of these Regulations, a residential accessory building may be located in the front yard provided it is at least three hundred (300) feet from the road right-of-way. [eff. 11-6-2008; rev. 11-4-2020]

802.03.03 Where the natural grade of a lot at the front line of the principal building is such as to result in a driveway having a grade of twelve (12) percent or greater, a private detached garage may be erected within the front yard, but not within six (6) feet of any street right-of-way, provided that at least one-half (1/2) of the height of such detached garage shall be below the level of the yard, measured at the street level of the front line of the principal building.

802.03.04 No detached accessory building shall occupy more than twenty-five (25) percent of the area of the required side or rear yard. For computing the percentage of occupancy of a side or rear yard, if a detached building is connected to the principal building by a breezeway, the ground area of such a breezeway shall be considered as a part of the accessory building and shall be included in the computation.

802.03.05 Residential accessory buildings shall be constructed only in conjunction with, or after the construction of, the principal building on the parcel. However, in the A-1, AE, AR and R-1 zoning districts with a lot size equal to or greater than two (2) acres, an accessory building may be constructed prior to the primary building subject to the following requirements: [eff. 12-4-2020]

802.03.051 The building is clearly intended for private, personal or agricultural use. Public use, commercial use or home occupation use of the building is prohibited.

802.03.052 The building is not greater than 1,500 square feet.

802.03.053 The building complies with all applicable regulations including, but not limited to, land use and building code regulations.

802.04 An accessory building shall not exceed the maximum allowable height as noted in Table 8.1 and the distance of such building from other separate buildings on the same lot shall be in accordance with the Ohio Building Code or the Residential Code of Ohio. [eff. 11-6-2008; rev. 12-13-2013]

802.05 Accessory buildings for non-residential uses shall be located in the rear yard, shall be located at least five (5) feet from a side or rear lot line, and shall follow the same height limits of the underlying Zoning District. [eff. 11-6-2008; rev. 11-4-2020]

802.06 Location, Numbering, and Size of Residential Accessory Buildings. [eff. 11-6-2008]

802.06.01 Unless otherwise permitted by these Zoning Regulations, a lot of less than one (1) acre zoned Residential or used for residential purposes, shall contain no more than two (2) accessory buildings and the sum of their square footage shall not exceed the maximum square footage noted in Table 8.1 [rev. 12-13-2013]

802.06.02 When two (2) or more accessory buildings are located on a lot utilized for residential purposes, the sum of their square footage shall not exceed the maximum square footage noted in Table 8.1.

802.06.03 Accessory building development standards shall be based upon the following table and requirements:

TABLE 8.1 – Accessory Building Development Standards [eff. 11-6-2008; rev. 12-13-2013]

Lot Size	Maximum Size of Accessory Building(s) (in square feet)	Maximum Height (in feet)	Set-Back From Side or Rear Property Lines (When located in rear yard) (in feet)
Under one (1) acre	1,500	18	5
Equal to or greater than one (1) acre but less than two (2) acres	3,000	20	5
Equal to or greater than two (2) acres but less than three (3) acres	4,500	25	10
Equal to or greater than three (3) acres but less than four (4) acres	6,000	25	10
Equal to or greater than four (4) acres but less than five (5) acres	6,000	25	10
Five (5) or more acres (non-agricultural)	6,000	25	10

802.07 Accessory buildings shall not infringe on sanitary or water systems. The location of accessory buildings shall comply with all applicable Clark County Combined Health District and/or Ohio Environmental Protection Agency regulations. [eff. 11-6-2008; rev. 12-13-2013]

802.08 Accessory buildings in excess of two hundred (200) square feet shall be subject to compliance with the Residential Code of Ohio. [eff. 11-6-2008; rev. 12-13-2013]

Section 803 Outdoor Lighting [eff. 2-18-2022]

803.01 Purpose Statement: Quality outdoor lighting provides for safe way-finding, supports crime prevention, and assists people with visual impairments. It also promotes flexibility in architectural design while minimizing undesirable light trespass onto adjacent properties, streets and into the sky. The following regulations of this sub-section are intended to promote their successful implementation in achieving quality outdoor lighting as described above and thereby reducing light pollution and improving quality of life.

803.02 Objectives:

803.02.01 Permit reasonable use of outdoor lighting for safety and security, commerce and enjoyment.

803.02.02 Improve the travel conditions for persons and vehicles on public ways by reducing glare.

803.02.03 Conserve energy and resources to the greatest extent possible thereby decreasing the expense of lighting.

803.02.04 Help protect the natural environment from the adverse effects of night lighting which threatens wildlife by disrupting biological rhythms and otherwise interfering with behaviors of nocturnal animals.

803.02.05 Curtail light pollution and improve the nighttime environment for astronomy.

803.03 Definitions: The following terms as used in Section 803 shall have the meaning as described below. The meaning of terms not listed in Section 803.03 shall therefore be in accordance with Chapter 10.

Direct light: illumination from a light fixture emitted directly or indirectly from its lamp source, measured in footcandles (fc).

Emergency lighting: emergency lighting used by police, firefighting or medical personnel for as long as the emergency exists.

Footcandle (fc): a unit of illumination equal to one (1) lumen per square foot of area. In more simple terms, footcandles are the US standard unit used to measure how much light is actually being put down on a surface.

Horizontal Plane: a plane parallel to the horizon, upon which it is assumed that objects are projected.

Indirect light: direct light that has been reflected from other surfaces such as the ground or building facades.

Light pollution: excessive, misdirected or obtrusive artificial outdoor light.



Light shield: a device added to a light fixture, or a permanent part thereof, intended to prevent illumination above the horizontal plane of the light fixture.

Light trespass: illumination that spills over property lines or into public ways that illuminates adjacent grounds or buildings where it is not wanted.

Outdoor Light Fixture: an illuminating device used to provide quality lighting of a property (i.e., building facade, outdoor product display, parking lot and walkways, and recreational area) for safety, advertisement or decoration.

Photometric Mapping: a digital point-by-point mapping, typically in a 10-foot by 10-foot grid, of a property's lighting plan that displays the illumination values of each light fixture across the entire area being illuminated and out to the property's lot lines. These illumination values are to be measured at the finished grade of the light fixture.



Small Stand Along Business: as used in Section 803, any non-single-family residential use that has less than 10 off-street parking spaces. A retail strip, as used in Section 803, is not considered a Small Stand Alone Business.

Up-lighting: illumination that is directed to shine light above the horizontal plane of the light fixture.

803.04 Requirements:

803.04.01 All outdoor lighting installed after the effective date of February 18, 2022 shall be installed in accordance with Section 803. This includes any new lighting and the changing of the type of lighting fixture. Multi-family residential and all non-residential uses shall submit a photometric map that documents compliance with Section 803.

803.04.02 Exceptions to Section 803.04.01:

803.04.021 Lighting within public right-of-way or easement for the principal purpose of illuminating streets.

803.04.022 Lighting for public monuments and statuary.

803.04.023 Lighting solely for temporary lighting for theatrical, television, performance areas and construction sites.

803.04.024 Underwater lighting in swimming pools and other water features.

803.04.025 Temporary outdoor lighting, including lighting for temporary uses, special events and seasonal holiday lighting; shall not exceed 60 consecutive days or more than 120 days during any one calendar year period.

803.04.026 Low voltage landscape controlled to turn off by an automatic device.

803.04.027 Lighting required by federal, state or local regulation.

803.04.028 Lighting specifically directed at a state or national flag.

803.04.029 Lighting necessary for construction projects or emergencies.

803.04.0210 Small Businesses, as defined in Section 803.03, are excluded from the required photometric mapping. The Standards listed in Section 803.05 still apply.

803.05 Standards:

803.05.01 All outdoor lighting shall be shielded in such a way as to restrict illumination above the horizontal plane of the light fixture, away from reflective surfaces, and away from all adjacent property. For any non-residential development located adjacent to a parcel zoned residential or having a residential use the foot-candle level at the common property line measured at ground level shall not exceed 0.5 fc.

803.05.02 The height of light fixtures shall not exceed 25 ft. for industrial uses and 20 ft. for all other non-residential uses. No light fixture shall exceed 15 ft. in height when located along the common lot line to a residential use or residential zoned property. The height of a light fixture shall be measured from the top of the fixture to the adjacent grade at the base of its support.

803.05.03 Laser: The use of laser source light, or any similar high intensity light, as an outdoor light fixture shall not project above the horizontal plane.

803.06 It is highly recommended that all newly installed lighting to be Amber LED (light-emitting diode) type. Illuminating Engineering Society recommends the color temperature of lighting not to exceed 3,500 Kelvin (K).

803.07 Examples of Preferred and Discouraged Lighting Fixtures.

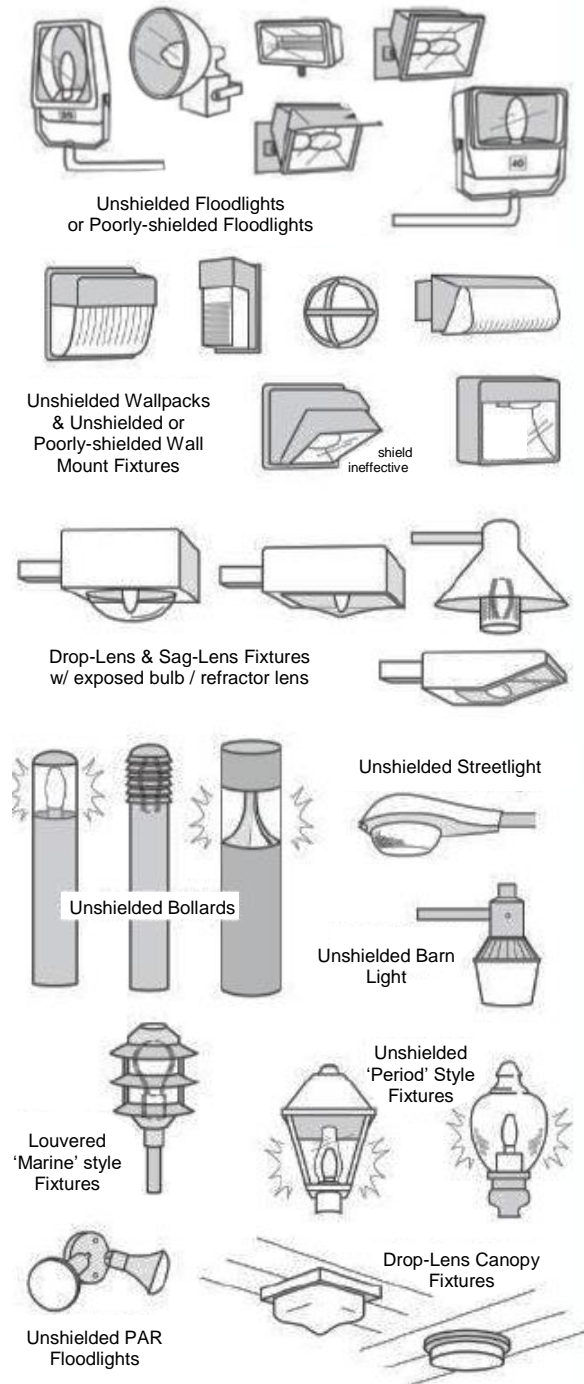
Preferred

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night.



Discouraged

Fixtures that produce glare and light trespass



Section 804 Regulations of Permitted Temporary Uses & Structures [rev. 11-4-2020]

804.01 A Temporary Use of a structure or lot may not comply with the requirements of the underlying Zoning District. The Temporary Use shall be temporary in nature and does not involve the erection of a substantial structure. The Zoning Administrator may inspect any Temporary Use at any time and may request evidence from the property owner and/or occupant that they are in compliance with the required conditions as stated for each temporary use. The Temporary Use of a structure or lot as identified in Section 804.02 is permitted subject to requirements as listed. A Zoning Certificate is not required for the following temporary uses. [rev. 11-4-2020]

804.01.01 The orderly display of products normally sold at Fueling Only Stations or Fueling Full Service Stations. Such display shall be setback not less than ten (10) feet from the front lot line and not less than five (5) feet from any side or rear lot line. [rev. 11-4-2020]

804.01.02 Promotional activities of a permitted retail establishment involving the display of goods and merchandise in open air or under a tent may be conducted for a time period of not more than fourteen (14) days in any three (3) month period. No portion of the display shall be on or over publicly owned property, except for sidewalk sales. Public access shall be maintained throughout such sales. [rev. 11-4-2020]

804.01.03 Garage sales, yard sales, and rummage sales shall be permitted at individual dwellings in the A-1, AE, AR, R, R-MHP, PD and MU Districts, not to exceed two (2) times per calendar year for a total time not to exceed seven (7) days per calendar year. No more than two (2) signs (not to exceed four (4) sq. ft. each) per sale shall be permitted. [rev. 12-13-2013; rev. 11-4-2020]

804.01.04 Real estate offices (containing no sleeping or cooking accommodations unless located in a model dwelling unit) incidental to a new housing development, to continue only until the sale or lease of all dwelling units within the development.

804.01.05 Contractor's office, trailer, and equipment shed (containing no sleeping or cooking accommodations) accessory to a construction project, and to continue only during the duration of such project.

804.01.06 Christmas tree sales in the Industrial district or in any "B" district for a time period not to exceed sixty (60) days. Display of Christmas trees need not comply with the yard and setback requirements of these Regulations provided that no tree shall be displayed within thirty (30) feet of the intersection of the curb line of any two (2) streets.

804.01.07 Open-air carnivals or tent circuses, but only in the B-2, B-4, I-1 or I-2 Districts, and then only for a time period that does not exceed one (1) week. Such use need not comply with the front yard requirements, provided that structures or equipment which might block the view of operators of motor vehicles on adjacent public streets shall not be located within thirty (30) feet of the intersection of the curb line of any two (2) streets. [rev. 11-4-2020]

804.01.08 Festivals sponsored by non-profit organizations in any District for a time period of only three (3) days. Such use need not comply with the front yard requirements, provided that structures or equipment which might block the view of operators of motor vehicles on adjacent public streets shall not be located within thirty (30) feet of the intersection of the curb line of any two (2) streets.

804.01.09 The posting of portable signs and billboards announcing a special event or advertising a product or service for a time period may not exceed ninety (90) days per calendar year. The additional requirements contained in Section 602 shall also apply.

804.02 All of the Temporary Uses described in Section 804.01 shall be conducted and all merchandise displayed in an orderly and safe manner, free from injurious or offensive effects to the occupants of adjacent premises and to the public in general, and shall be effectively screened from adjoining "R" Districts where required by the Zoning Inspector. [rev. 12-13-2013; rev. 11-4-2020]

Section 805 Required Fencing, Screening, and Landscaping

805.01 Statement of Intent The intent of this Section is to outline the regulations of fencing, screening, and landscaping which will serve to provide for orderly transition between land uses, to protect and screen private property, to inhibit access to industrial and commercial sites, to give security and privacy to residents, to provide a physical and visual barrier, to reduce wind and modify climate, to define property lines, to identify and emphasize entrances, to create and define outdoor living space, and to generally improve the aesthetic appearance of a site.

805.01.01 No Zoning Certificate shall be required for a fence, screening or landscaping project, but shall be in accordance with the requirements of Section 805. [rev. 11-4-2020]

805.02 Design Standards

805.02.01 Front Yard: [eff. 11-4-2020]

A fence or wall in the front yard shall not exceed four (4) feet in height.

805.02.011 In instances where a single-family home fronts on major or secondary thoroughfare, such fence or wall shall not exceed six (6) feet in height.

805.02.012 Hedges not to exceed six (6) feet in height may be located in any front yard but shall be subject to Chapter 10 Traffic Visibility.

805.02.013 A fence or wall in the front yard shall not be installed in the right-of-way and is be subject to Traffic Visibility defined in Chapter 10.

805.02.014 A fence or wall on a corner lot shall be subject to Traffic Visibility defined in Chapter 10.

805.02.02 Side or Rear Yard: [eff. 11-4-2020]

A fence or wall in the side or rear yard shall not exceed six (6) feet in height.

805.02.021 When surrounding a tennis court, a fence or wall in the side or rear yard shall not exceed ten (10) feet in height.

805.02.03 A fence, wall, or screen shall be located between land uses according to the following:

805.02.031 Whenever a business or industrial use is located on a lot which adjoins a Residential District, an effective buffer or screen consisting of a solid wall or fence, landscaped earth mound, or view-obscuring dense planting, or various combinations thereof, shall be provided at the lot lines adjoining residential uses. Such masonry wall, wooden fence, or earth mound shall not be less than five (5) nor more than six (6) feet in height, or may be higher if necessary to provide visual privacy for the adjacent residential property owner, and shall be maintained in good condition by the Owner. The proposed fencing, screening, and/or landscaping shall be subject to the approval of the Zoning Inspector. [rev. 12-13-2013; rev. 11-4-2020]

805.02.032 Any premise which is used or intended to be used, as permitted by these Regulations, for auto wrecking or for the open storage of auto bodies, or other metal, glass, bottles, rags, cans, sacks, rubber, paper, or other articles commonly known as junk, or for any articles known as secondhand goods, wares, or merchandise, must be enclosed with a masonry wall or tight board or similar fence not less than six (6) feet high, painted a neutral

color, and continuously maintained in good and slightly condition. The fence is to be constructed of an opaque material. [eff. 3-29-1990]

805.02.04 When any open off-street parking or loading area used for any nonresidential purpose containing more than two (2) spaces is not separated from an "R" District by a dedicated street, an effective buffer or screen, consisting of a solid wall, fence, landscaped earth-mound, or view-obscuring dense planting of evergreen shrubs, hedge tree line, mass tree planting, or various combinations thereof, shall be provided at the lot lines adjoining said "R" District. Such wall, fence, or earth mound shall be not less than four (4) nor more than six (6) feet in height, or may be higher if necessary to provide visual privacy of the adjacent residential property owner, and shall be maintained in good condition by the owner. Exception to this height requirement occurs at the immediate exit point from the parking or loading/unloading area.

805.02.05 All open-off-street parking or loading/unloading areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be maintained in good condition by the owner.

805.02.06 All commercial, industrial, multiple-family residential, and office uses that provide trash and/ or garbage collection areas shall enclose such areas on at least three (3) sides by a solid wall or fence six (6) in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage, as determined by the Zoning Inspector, shall be required. [rev. 12-13-2013]

805.02.07 A security fence provided for a school, park, business, and/or industry in any District shall be an open fence with a ratio of the open portion to the solid portion of not less than six-to-one (6:1), not more than ten (10) feet in height, and located in a side or rear yard.

805.02.08 Retaining walls shall not project more than one (1) foot above the surface of the ground supported by such walls, unless such projection exceeding one (1) foot complies with the applicable requirements in this Section.

805.02.09 Any and all plants required by these Regulations which become diseased or dead shall be removed and replaced with healthy specimens by and at the expense of the property owner.

805.02.10 All fences, screens, and landscaping required by the provisions of this Section shall meet with the approval of the Zoning Inspector. [rev. 12-13-2013]

Section 806 Allowable Modifications of Yard Requirements

806.01 Supplementary Yard Requirements

806.01.01 In any "R" District in which the average existing front yard setback on two (2) or more lots located within one hundred (100) feet and in the same block as the lot in question is either less or greater than the minimum front yard requirement specified in the appropriate Section of Chapter 2 of these Regulations, the front yard requirements shall be modified as follows:

806.01.011 The modified front yard shall not be less than the average setback of the existing front yards of the two (2) lots immediately adjacent to the lot in question, or if a corner lot, then the same as the setback on the immediately adjacent lot; and

806.01.012 In no case shall any front yard be modified to require less than ten (10) feet nor more than fifty (50) feet.

806.01.02 On all corner lots, all yards which front on streets shall be considered front yards, and as such, shall meet the minimum front yard requirement specified for the District in which such lot is located. Of the remaining yards, one yard shall meet the minimum rear yard setback requirements while the other remaining yard shall meet the minimum side yard setback requirements.

806.01.03 On all lots having frontage on two (2) streets which do not intersect, the minimum front yard setback specified for the District in which the lot is located shall apply to each yard with street frontage; such lots need not have a rear yard if an equivalent open space is provided on the lot in lieu of such required rear yard.

806.01.04 In computing the depth of the rear yard or the width of a side yard, where the rear or side yard abuts an alley, one-half (1/2) of the width of the alley may be included as a portion of the required rear or side yard, as the case may be.

806.01.05 Each side yard shall be increased in width by two (2) inches in any "R" District for each foot by which the length of the side wall of the building adjacent to the side yard exceeds forty (40) feet.

806.01.06 Side yard width may be varied where the side wall of a building is not parallel with one (1) side lot line or is broken or otherwise irregular. In such case, the average width of the side yard shall be not less than the otherwise required least width. Such side yard, however, shall not be narrower at any point than one-half (1/2) the otherwise required least width, or narrower than three (3) feet in any case. This requirement notwithstanding, no new addition to any building shall encroach upon the minimum required side yard.

806.01.07 The width of one (1) side yard may be reduced when authorized by the Board of Zoning Appeals in the case of a single-family or two-family dwelling, to a width not less than three (3) feet if the sum of the widths of the two (2) side yards is not less than the required minimum, and if the distance between the proposed dwelling and another dwelling, existing or proposed, on an adjacent lot is not less than the required minimum sum of the widths of two (2) side yards. Such reduction may be authorized only when the Board of Zoning Appeals finds it to be warranted by the location of existing buildings or conducive to the desirable development of two (2) or more lots.

806.01.08 In all districts the minimum lot width requirement may be reduced by one-third (1/3) if the lot has side lot lines radial to the center of a cul-de-sac as defined herein, but in no case shall the minimum lot width be less than forty (40) feet. [eff. 4-4-1996]

806.01.09 On a lot adjoining any Zoning District boundary line, which lot is situated in the less restricted Zoning District, any abutting side or rear yard shall have a minimum width and depth equal to the average of the required minimum width or depth for such side or rear yards in the two (2) Districts on either side of such Zoning District boundary line, unless subject to greater restrictions or requirements by other provisions of these Regulations. In case the height of a proposed structure on such lot in the less restricted District is greater than the maximum height permitted in the adjoining more restricted District, the minimum width or depth of the side or rear yard for such structure shall be determined by increasing the minimum width or depth required for the highest structure permitted in such more restricted District by one (1) foot for each two (2) feet by which the proposed structure exceed the maximum height permitted in said more restrict District.

806.01.10 For 1, 2, or 3 family dwelling units, the minimum side yards ("least width" and "sum of both") may be modified on an existing lot of record which has less than the minimum frontage of the District in which it is located. Said least width may be modified to not less than ten (10) percent of the lot width except as permitted by (g) above and the sum of both side

yards may be modified to not less than thirty (30) percent of the lot width. For 1, 2, or 3 family dwelling units located on existing lots having a lot depth which is less than the lot width, then the rear yard setback need not exceed twenty (20) percent of the depth of the lot, but in no case shall it be less than ten (10) feet. [eff. 2-14-1985]

806.02 Projections Into Yards

806.02.01 There may be projections into required yard areas as follows:

806.02.011 Architectural features such as awnings, canopies, cornices, eaves, window wells and other similar features may project a distance of not more than two (2) feet, six (6) inches. [rev. 12-13-2013]

806.02.012 Outside stairs and landings without cover may project a distance not more than six (6) feet in front or rear yards but in no case shall any such outside stair or landing extend above the entrance.

806.02.013 Fire escapes may project not more than four (4) feet, six (6) inches.

806.02.014 Patios and open porches may be located in side and rear yards provided they are not closer than six (6) feet to any adjacent property line. In case of the corner lot, no patios or porches shall be closer to the side street lot line than the least depth required for such side yard. [eff. 12-17-2009]

806.02.015 Front porches may project into a front yard a distance not to exceed eight (8) feet, provided it is open on three (3) sides, except for railings or banisters.

806.02.016 Bay windows, balconies, and chimneys may project into a yard for a distance not to exceed three (3) feet, provided, however, that the aggregated width of such projection does not exceed one-third (1/3) of the length of the wall upon which it is located.

806.02.02 Subject to the limitations in Section 806.02.01, the above named features may project into any required side yard adjoining an interior side lot line a distance not to exceed one-fifth (1/5) of the required least width or such side yard, but not exceeding three (3) feet in any case.

Section 807 Parking and Storage of Recreational Vehicles, Utility Trailers, Boats, Disabled Vehicles, School Buses, and Semitrailers

807.01 Recreational vehicles, utility trailers, and boats, not including mobile homes as herein defined, may be parked or stored only in an A-1, any "R" District, or PD District subject to the following: [eff. 12-13-2013]

807.01.01 Said vehicles, trailers or boats should be parked or stored entirely within an enclosed building. If not within an enclosed building, no more than two (2) such vehicles, trailers or boats shall be parked on any parcel and shall be parked or stored in the side or rear yard not less than three (3) feet from any lot line. In the case of a corner lot, the street side yard shall be considered a front yard and no camping or other recreation equipment shall be parked or stored thereupon. In no case shall any camping or other recreation equipment be parked or stored on any public road. [rev. 11-4-2020]

807.01.02 Notwithstanding the provisions of Section 807.01.01, camping and recreation equipment may be parked or stored in the front yard subject to all of the following:

807.01.021 The Zoning Inspector finds that compliance with Section 807.01.01 is not possible. [rev. 12-13-2013; rev. 11-4-2020]

807.01.022 Such equipment shall be parked or stored at least three (3) feet from adjoining property and at least five (5) feet from the street right-of-way, provided however in no case shall the visibility of vehicular traffic upon a public street or alley or visibility of vehicles entering or leaving properties in the area be hindered so as to create a hazardous condition as determined by the Zoning Inspector or other official. [rev. 12-13-2013; rev. 11-4-2020]

807.01.023 Such equipment is parked or stored on concrete, asphalt, gravel, or similar surface. [eff. 2-28-1985]

807.01.03 Notwithstanding the provisions of Section 807.01.01, camping and other recreation equipment may be parked at any point on a lot for loading and unloading purposes for a period of time not to exceed forty-eight (48) hours. [rev. 11-4-2020]

807.01.04 No such camping or recreation equipment shall have fixed connections to electricity, gas, water, or sanitary sewer facilities, nor shall such equipment be used as a dwelling in any case.

807.02 No property owner or occupant shall cause or permit a motor vehicle or parts thereof to be parked or stored in any district in the open for seven (7) days or longer when either of the following applies: [rev. 11-4-2020]

807.02.01 The motor vehicle is apparently disabled as defined in Chapter 10. [eff. 3-29-1990]

807.02.02 The motor vehicle does not bear a valid current license plate. [eff. 3-29-1990]

807.02.03 Section 807.02 shall not apply to:

807.02.031 Any vehicle stored in an enclosed building.

807.02.032 Licensed junk yards or scrap metal processing facilities per Ohio Revised Code, Section 4735.05 to Section 4735.12.

807.02.033 Collector's vehicles which bear a current validation sticker and a "Collector's Vehicle" license plate as described in Section 4503.45 of the Ohio Revised Code.

807.02.034 Historical vehicles which bear a current validation sticker and a "Historic Vehicle-Ohio" license plate as described in Section 4503.181 of the Ohio Revised Code.

807.02.035 Road rollers, traction engines, power shovels, power cranes, and other equipment used in construction work and not designed for or employed in general highway transportation, well drilling machinery, ditch digging machinery, farm machinery, trailers used to transport agricultural produce or agricultural production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at a speed of twenty-five (25) miles per hour, or less, threshing machinery, hay baling machinery, corn shelter, hammer mill and agricultural tractors and machinery used in the production of horticultural, agricultural, and vegetable products.

807.02.04 Procedure: Notification by certified mail that the property owner or occupant shall have thirty (30) days after receipt of the letter to either: [rev. 11-4-2020]

807.02.041 Remove the vehicle(s) from the premises;

807.02.042 Store or park said vehicle(s) in an enclosed building; or

807.02.043 Meet the standards for a non-disabled vehicle.

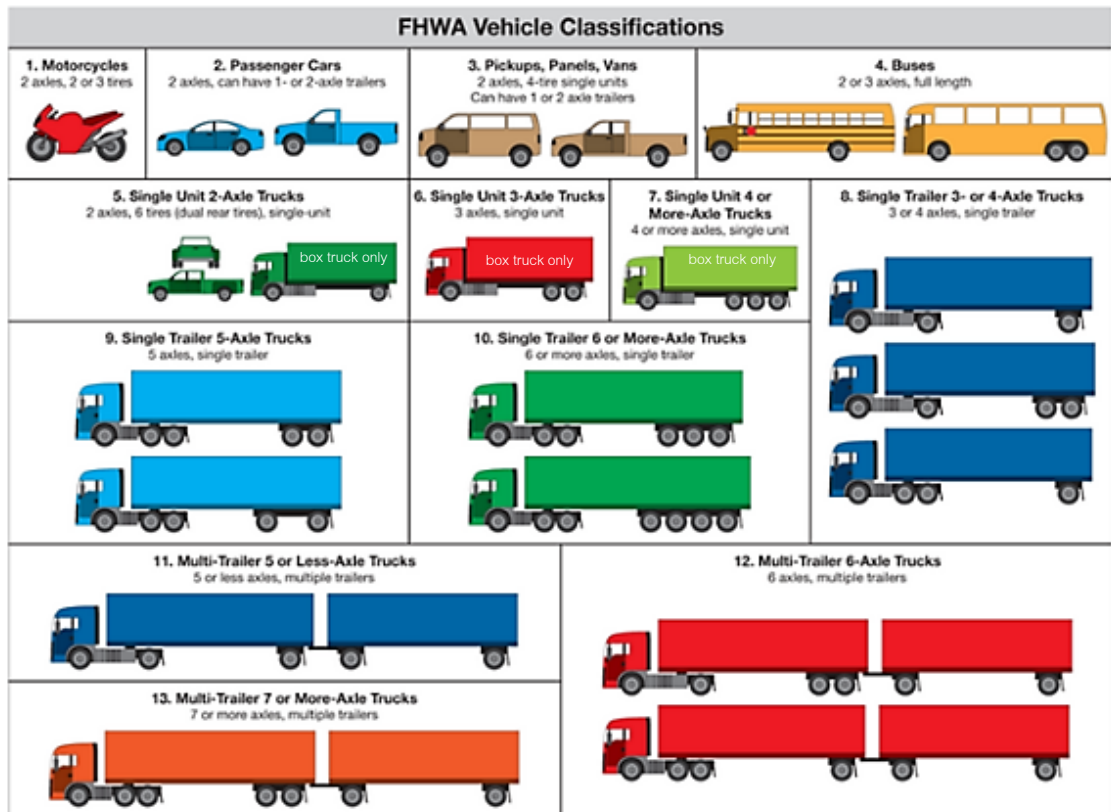
807.03 School buses may be parked or stored in the A-1, O-1, and I-1 Districts or in any "B" District. If parked or stored in any "R" District, school buses may be parked or stored entirely within an enclosed building, or if not within an enclosed building, shall be parked or stored in the side or rear yard not less than three (3) feet from any lot line. In the case of a corner lot in an "R" District, the street side yard shall be considered a front yard and no school bus shall be parked or stored thereupon. [eff. 3-29-1990]

807.04 The parking of Light Duty and Heavy Duty Commercial Vehicles and Farm Vehicles are permitted as follows: (Y = Yes; N = No) [rev. 11-4-2020]

	Farm	Light Duty (2 axle)	Heavy Duty (3 or more axles)
A-1 & AE Districts	Y	Y (1 & 2)	N
AR Districts	Y *		N
B Districts	Y *		Y (1)
I Districts	Y *		Y (1)
MU Districts	N		Y (1)
O Districts	Y *		N
PD-C, M, O & R	N		N
PD-B & I	N		Y (1)
R Districts	Y *		N

* only if the property is five (5) or more acres.

- (1) Whenever the adjoining parcel is in any A-1, AE, AR, R or PD-R District, the commercial vehicle shall be parked or stored a minimum distance of 50 ft. from said lot line.
- (2) Parking of a Light Duty Commercial Vehicle shall be on a gravel or paved surface.



Section 808 Miscellaneous

808.01 Frontage Required: All lots created after the adoption of these Regulations shall have frontage on a public dedicated and accepted thoroughfare other than a controlled or limited access thoroughfare.

808.01.01 The minimum frontage for each lot, parcel, or tract shall be as noted in Chapter 2. [eff. 4-4-1996]

808.01.02 Notwithstanding other sections of these Regulations, lots, parcels, or tracts created after the adoption of these regulations shall have the minimum frontage (in accordance with Chapter 2) as follows: [eff. 4-4-1996]

<u>LOT SIZE</u>	<u>MINIMUM FRONTAGE</u>
5 to 10 Acres	250 feet
More than 10 Acres	350 feet

808.02 Unsafe Buildings: Nothing in these Regulations shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.

808.03 Exceptions to Height Limitations: The structure height limitations set forth in these Regulations shall not apply to structures such as church spires, domes, flag poles, windmills, chimneys, cooling towers, smokestacks, tanks, water towers, transmission and receiving towers, private radio and television antennas, observation towers, fire towers, barns, silos, or necessary mechanical equipment; or to parapet walls extending not more than four (4) feet above the limiting height of the building or structure; or to places of public assembly in churches, schools, or other permitted public and quasi-public buildings, provided that the places of public assembly are located on the first floor of such buildings and provided that, for each three (3) feet by which the height of such building exceeds the maximum height otherwise permitted in the District, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the District. [rev. 11-4-2020]

808.03.01 In no instance shall such structures occupy more than twenty-five (25) percent of the area of the lot, nor extend higher than the distance between the structure and any lot line of the lot upon which the structure is located.

808.03.02 The Board of Zoning Appeals may permit the extension upward of a building existing at the time of enactment of these Regulations by the construction of additional stories above the height limit herein prescribed if the original plans approved by the Chief Building Official provided for such additional stories and such buildings were actually designed and constructed to carry such additional stories. [rev. 12-13-2013]

808.04 Structure Separation: Except as provided in Section 802.02.03, the separation of structures shall be in accordance with the Ohio Building Code or the Residential Code of Ohio. [eff. 3-29-1990; rev. 12-13-2013]

808.05 Sanitary Sewer Requirements and Pollution Control: All uses shall be conducted in conformance with regulations promulgated by the Environmental Protection Agency and the Clark County Combined Health District. [eff. 3-29-1990; rev. 12-13-2013; rev. 11-4-2020]

808.06 Water Impoundments: All water impoundments such as ponds, lakes, or wetlands shall be constructed and developed in compliance with the following standards: [eff. 4-12-2012]

808.06.01 The purpose of these regulations is to guide the development, design, maintenance and structural integrity of ponds, lakes, wetlands, or other water detention/retention structures. It is the purpose of these regulations to promote the public's health, safety and welfare by minimizing local nuisances, as well as potentially dangerous health and safety concerns, and to further the general harmony between and amongst neighbors.

808.06.02 No applicable structure shall hereafter be located, constructed, repaired, extended, enlarged, converted or altered without full compliance with the terms of these regulations. Said construction, alterations or modifications require a Zoning Certificate. [rev. 11-4-2020]

808.06.03 "DETENTION POND" shall mean an artificially formed structure designed to hold storm water runoff, detaining it for a period of time before ultimately slowly discharging the water downstream. Detention ponds are designed to complement large scale residential, commercial and industrial developments. Detention ponds must be designed and constructed to the specifications of a licensed professional engineer and the engineering plans must be reviewed and approved by the respective authorized agencies. No Zoning Certificate Required. [rev. 11-4-2020]

808.06.04 "RETENTION POND" shall mean an artificially formed structure designed to hold water year round with the capacity to accommodate a limited amount of storm water runoff. Retention ponds are reservoirs of natural water designed to enhance aesthetic elements of large scale residential, commercial and industrial developments. Retention ponds must be designed and constructed to the specifications of a licensed professional engineer and the engineering plans must be reviewed and approved by the respective authorized agencies. No Zoning Certificate Required. [rev. 11-4-2020]

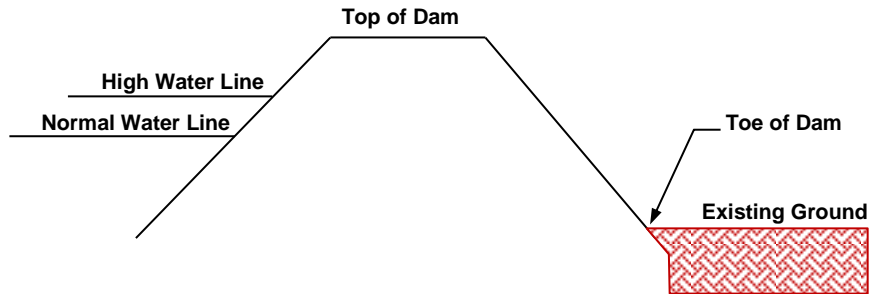
808.06.05 "AGRICULTURAL PONDS" shall mean a natural or artificially formed structure which serve as a reservoir of water for year round agricultural use. Agricultural ponds are to be used for agricultural based activities including aquaculture, hatcheries, hydroponics or irrigation and animal related maintenance and/or production activities. Agricultural ponds may also support fire suppression due to the lack of access to municipal water services. The use of such ponds are limited and restricted to those activities supported by the owners. Agricultural ponds shall not engage in off-farm commercial uses nor in any commercial recreational activities such as, but not limited to, fishing or swimming. Zoning Certificate subject to agricultural exemption in accordance with ORC 303.21. [rev. 11-4-2020]

808.06.06 "RECREATIONAL PONDS" shall mean a new artificially formed structure over five hundred (500) square feet which is intended to serve as a permanent reservoir of water serving aesthetic desires and/or as an activity center for year round use. Such ponds are to be designed for year round enjoyment and to further such activities such as wildlife habitats, swimming, fishing, ice skating, etc. Ponds must be reviewed by the Clark Soil and Water Conservation District. Pond design and installation is recommended to follow the standards and specifications of the Natural Resource Conservation Service (See NRCS Spec. 378 or http://efotg.sc.egov.usda.gov/references/public/OH/Oh378_Standard_Pond.pdf). Zoning Certificate is Required. [rev. 11-4-2020]

808.06.07 Ponds shall not be located closer than twenty-five (25) feet from any lot lines and where applicable, they shall not be located closer than seventy-five (75) feet from a road right-of-way or easement located on any parcel. In addition, they shall meet current Clark County Combined Health District on-site utilities horizontal isolation distances for private water systems and sewage disposal systems. Ponds should not present a contamination hazard to groundwater or local drinking water sources. A site approval, from the Clark County

Combined Health District, is required prior to approval of plans for pond construction. They shall not restrict or block existing or future surface and/or sub-surface drainage systems. No pond shall be located on a parcel less than five (5) acres in size.

808.06.08 Setbacks shall be measured from the high water line or toe of dam, whichever is closer.



808.06.09 Large ponds of a sufficient size, determined by the Ohio Dam Safety Law, may be subject to review approval and annual inspection by the Ohio Department of Natural Resources, Division of Water.

808.06.10 The property owner and/or Applicant will be required to submit to the Zoning Inspector a copy of the proposed construction plan which has been approved by the authorized agency and other necessary documentation for the purpose of obtaining a Zoning Certificate. [rev: 12-13-2013; rev. 11-4-2020]

808.07 {reserved} [rev. 11-4-2020]

808.08 Emergency and Temporary Housing

808.08.01 Emergency Housing: The Zoning Inspector may, in times of emergency, issue a Temporary Zoning Certificate for the placement of not more than one (1) manufactured home or a recreational vehicle on a lot for use as temporary housing by any family or resident whose dwelling has been rendered uninhabitable by flooding, fire, wind, or other catastrophe. Such manufactured home or recreational vehicle may remain on the parcel during construction of the new dwelling. Such manufactured home or recreational vehicle shall be removed within sixty (60) days after a certificate of occupancy for the 'new' dwelling has been issued. Said manufactured home or recreational vehicle shall have appropriate water and sanitary sewer connection approved by the proper authority. [rev: 12-13-2013; rev. 11-4-2020]

808.08.02 Temporary Housing, Purpose: to allow a property owner housing on site while the permanent dwelling is being constructed. Temporary housing shall be a Recreational Vehicle, as herein defined, allowed only in the A-1 District and not in a platted subdivision. A Temporary Zoning Certificate may be issued only after the construction plans have been approved by the Chief Building Official. The recreational vehicle shall be removed within sixty (60) days after a Certificate of Occupancy for the 'new' dwelling has been issued. Said recreational vehicle shall have appropriate water and sanitary sewer connection approved by the proper authority. [eff. 12-4-2020]

808.09 Solar Equipment: Use of solar energy equipment as defined in this Subsection is encouraged in Clark County. The placement of the solar energy equipment on roofs of principal buildings is also encouraged. Zoning Certificates for solar energy equipment are subject to the following regulations: [eff. 12-17-2009; rev. 11-4-2020]

808.09.01 Any solar panel attached or located on the roof or wall of a building that lies flat on or no more than twenty (20) degrees from that surface is exempt from obtaining a Zoning Certificate. [rev. 11-4-2020]

808.09.02 The maximum height of solar panels on a flat roof, a wall or ground mounted is fifteen (15) feet. For all other roof types, solar panels shall not extend above the peak of the roof. [rev. 11-4-2020]

808.09.03 Solar Panels not located on the roof or wall of a structure shall be located in the side or rear yard and shall not occupy more than thirty (30) percent of the required area where they are located. [rev. 11-4-2020]

808.09.04 Solar Panels shall meet all regulations of the FAA. [rev. 11-4-2020]

808.09.05 No solar panel shall be located in the front yard.

808.09.06 Solar energy equipment not located on the roof of a structure shall be a minimum of fifteen (15) feet from any property line. [rev. 11-4-2020]

808.10 Single Dwelling Per Lot: Except for an Accessory Dwelling Unit, only one (1) single-family dwelling shall be permitted on a parcel of land in the A-1, AE, AR, R-1, R-2, R-2A, or R-2B R-CL Zoning District. [eff. 10-17-1985; rev. 11-4-2020]

Section 809 Treatment, Storage, and Disposal of Hazardous Substances

Purpose – The purpose of this Section of the Clark County Zoning Regulations is to regulate potential problem areas in dealing with hazardous substances that are not covered by Federal and State laws. It is not the intent of these Regulations to override, displace, or negate any Federal or State laws that are or will be in effect concerning hazardous substances.

809.01 Rule by Reference: The Clark County Zoning Regulations shall comply with all regulations adopted by the Administrator of the United States Environmental Protection Agency under the “Resource Conservation and Recovery Act”, 42 U.S.C. Sec 6901 et. Seq., and the Director of Environmental Protection under Ohio Revised Code Section 3733.12. These regulations and all subsequent amendments are hereby incorporated by reference and made a part of this rule as if fully stated herein.

809.02 Definition: For the purposes of this section, the following words and phrases shall have the following meaning ascribed to them respectively:

809.02.01 “Hazardous Substances” means any of the following: any hazardous waste, any radioactive material, or PCBs (polychlorinated biphenyls). [rev. 11-4-2020]

809.02.02 “Hazardous Wastes” means any waste or combination of wastes in solid, liquid, semisolid, or contained gaseous form that in the determination of the EPA, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may:

809.02.021 Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness: or

809.02.022 Pose a substantial present or potential hazard to human health or safety or to the environment when improperly stored, treated, transported, disposed of, or otherwise managed.

809.02.023 Hazardous wastes include any substance identified as a hazardous waste by the U.S. EPA, Ohio EPA, or is listed in the Code of Federal Regulations (CFR), Title 40, Part 261, Subpart A 261.3 and all other subparts that define, describe and identify hazardous waste. All subsequent amendments to the CFR, Title 40, Part 261 which define, describe and identify hazardous wastes will automatically become a part of this section as of the effective dates of each amendment, subject to the provisions of this section.

809.02.03 "PCB" and "PCBs" means any chemical substance that is limited to the biphenyl molecule that has been chlorinated to varying degrees or any combination of substances, or mixture which contains chlorinated biphenyl molecules.

809.02.04 "PCB Article" means any manufactured article other than a PCB Container that contains PCBs and whose surface(s) has been in direct contact with PCBs. "PCB Article" includes capacitors, transformers, electric motors, pumps, pipes, and any other manufactured item (1) which is formed to a specific shape or design during manufacturing, (2) which has end use function(s) dependent in whole or in part upon its shape or design during end use, and (3) which has either no change of chemical composition during its end use or only those changes of composition which have no commercial purpose separate from that of the PCB Article.

809.02.05 "PCB Equipment" means any manufactured item, other than a PCB Container or a PCB Article Container, which contains PCB Article or other PCB Equipment, and includes microwave ovens, electronic equipment, and fluorescent light ballasts and fixtures.

809.02.06 "PCB Container" means any package, can, bottle, barrel, drum, tank or other device exclusive of a "PCB Article" or "PCB Equipment" that contains PCB or PCBs Article and whose surface(s) has been in direct contact with PCBs.

809.02.07 "Chemical Substance", except as provided in Section 809.02.073, means any organic or inorganic substance of a particular molecular identify, including:

809.02.071 Any combination of such substances occurring in whole or part as a result of a chemical reaction or occurring in nature, and

809.02.072 Any element or uncombined radical.

809.02.073 Such term does not include:

809.02.073.1 Any mixture,

809.02.073.2 Any pesticide (as defined in the Federal Insecticide, Fungicide, and Rodenticide Act) when manufactured, processed, or distributed in commerce for use as a pesticide.

809.02.073.3 Tobacco or any tobacco product.

809.02.073.4 Any source material, special nuclear material, or by-product material (as such terms are defined in the Atomic Energy Act of 1954, as amended, and regulations issued under such Act, and Energy Reorganization Act of 1974 and any regulations issued under such Act.

809.02.073.5 Any article the sale of which is subject to the tax imposed by Section 4181 of the Internal Revenue Code of 1954 (determined without regard to any exemptions from such tax provided by Section 4182 of Section 4221 or any provisions of such Code), and

809.02.073.6 Any food, food additive, drug, cosmetic, or device (as such terms are defined in Section 201 of the Federal Food, Drug, and Cosmetic Act) when manufactured, processed, or distributed in commerce for use as a food additive, drug, cosmetic, or device.

809.02.08 "Mixture" means any combination of two (2) or more chemical substances if the combination does not occur in nature and is not, in whole or in part, the result of a chemical reaction; except that such term does include any combination which occurs, in whole or in part, as a result of a chemical reaction if none of the chemical substances comprising the combination is a new chemical substance and if the combination could have been manufactured for commercial purposes without a chemical reaction at the time the chemical substances comprising the combination were combined.

809.02.09 "By-product" means a chemical substance produced without separate commercial intent during the manufacturing or processing of another chemical substance(s) or mixture(s).

809.02.10 "Use" – putting into service to attain an end other than disposal.

809.02.11 "Store for Disposal" means to store, confine or contain for or incidental to discarding, destroying, decontaminating, degrading, reprocessing or recycling of substances whose useful life has been terminated or completed, or which have otherwise been taken out of service.

809.02.12 "Person" means any natural or legally created artificial person including any individual corporation, partnership, or association. "Person" includes any individual, partnership, association, or corporation engaged in the transportation of passengers or property, as common, contract, or private carrier, or freight forwarded, as those terms are used in the Interstate Commerce Act, as amended.

809.02.13 "Radioactive Material" means any material or combination of materials, which spontaneously emits ionizing radiation. Materials, in which the estimated specific activity is not greater than 0.002 microcuries per gram, and in which the radio-activity is essentially uniformly distributed, and not considered to be radioactive materials.

809.02.14 "Curie" means an expression of the quantity of radiation in terms of the number of atoms which disintegrate per second; a curie is that quantity of radioactive materials which decays such that thirty-seven (37) billion atoms disintegrate per second.

809.02.15 "Microcurie" means one millionth of a curie.

809.02.16 "Waste Oil" – used products primarily derived from petroleum, which includes, but are not limited to, fuel oils, motor oils, gear oils, cutting oils, transmission fluids, hydraulic fluids and dielectric fluids.

809.02.17 "Hazardous substance Disposal Site" means any chemical waste landfill or incinerator used to dispose of hazardous substances.

809.02.18 "Chemical Waste Landfill" means a landfill at which protection against risk of injury to health or the environment from migration of hazardous substances to land, water, or the atmosphere is provided from hazardous substances deposited therein by locating, engineering, and operating the landfill in accordance with federal and state law.

809.03 Treatment, Storage and Disposal of Hazardous Wastes

809.03.01 No person shall knowingly, knowingly cause by contract, or negligently discard, dispose, discharge, deposit, inject, dump, spill, leak, spray, place or otherwise cast into or upon any land, whether improved or unimproved, upon any public or private street, roadway or highway, into any drain, gutter, sewer or culvert, into any lake, pond, water course or ditch, or into any pit or excavation, into or atop of any aquifer, any hazardous waste as described in the Code of Federal Regulations or is listed as a hazardous waste by the US EPA or the Ohio EPA.

809.03.02 No person shall store for treatment or disposal any hazardous waste as identified in Section 809.02.02 unless the person meets the requirements as set forth in Section 3733.02 Part F of the Ohio Revised Code.

809.03.03 No person shall store for treatment or disposal any hazardous waste within Clark County at any of the following locations: within any flood plain, atop any aquifer, or within any drainage basin of any aquifer, stream, lake, or pond.

809.04 Disposal and Storage of PCB or PCBs

809.04.01 No person shall knowingly, knowingly cause by contract, or negligently discard, dispose, discharge, deposit, inject, dump, spill, leak, spray, place or otherwise cast into or upon any land, whether improved or unimproved, upon any public or private street, roadway or highway, into any drain, gutter, sewer or culvert, into any lake, pond, water course or ditch, or into any pit or excavation, or into or atop of any aquifer, any PCB or PCBs either in liquid, crystalline or solid resin form, within Clark County. [rev. 12-13-2013]

809.04.02 No person shall store or cause any other person or persons by contract or otherwise to store for disposal any PCB or PCBs regardless of form, in one or more PCB Containers, within Clark County at any of the following locations:

809.04.021 Within any flood plain, atop any aquifer, or within any drainage basin of any aquifer, stream, lake, or pond;

809.04.022 Any other location not permitted in Title 40, Part 761 of the U.S. EPA Toxic substance Control Act.

809.04.03 The term "PCB" and "PCBs" as used in Section 809.04 Refers to any chemical substance, combination of substances, or mixture that contains fifty (50) parts per million (on a dry weight basis) or greater of PCBs, as defined in Section 809.02.03, fractured at any point in the process.

809.04.031 Substances that are regulated by Section 809.04 include, but are not limited to, dielectric fluids, contaminated solvents, waste oils, heat transfer fluids, hydraulic fluids, paints, sludges, slurries, dredge spoils, soils, materials contaminated as a result of spills, and other chemical substances, including impurities and by-products, provided, such chemical substances, or combination of substances of mixtures, regardless of form, contain PCB or PCBs.

809.04.04 Storage or use of PCB or PCBs in PCB Articles, or PCB Equipment is not in violation of this Section. Disposal of PCB Articles or PCB Equipment containing any measurable amount of PCB or PCBs therein as regulated in Title 40 of the U.S. EPA Toxic Substance Control Act is not a violation of this Section.

809.05 Use of PCB or PCBs No person shall use any PCB or PCBs other than its use in the manufacturing or processing of other substances or mixtures, or its use in PCB Articles, PCB Equipment, or its use incidental to placing into service or continuing service of PCB Articles or PCB Equipment, unless said permitted uses are restricted or prohibited by federal or state law.

809.06 Transportation and Shipment of Radioactive Material No person shall ship or transport into, within, through or out of the County any radioactive material contrary to the applicable federal regulations of the United States Department of Transportation and the United State Nuclear Regulatory Commission in effect at date of shipment or transport.

809.07 Application of Other Regulatory Provisions Regardless and notwithstanding the provisions of Section 809.04, any and all applicable provisions, resolutions and regulations requiring permits for the storage of any hazardous materials are still in full force and effect unless otherwise specifically repealed.

809.08 Exemptions

809.08.01 The provisions of this Chapter shall not apply to the storage of disposal of hazardous waste, and PCB or PCBs in any hazardous substance disposal facility specifically approved by either the United States Environmental Protection Agency or the Ohio Hazardous Waste Facility Approval Board and which comport to federal and state law.

809.08.02 The provisions of Sections 809.04 and 809.05 shall not apply to the use of waste samples of PCB or PCBs, samples of other substances or material containing PCB or PCBs poor PCB or PCBs reference samples for or in conducting analytical tests to determine the composition of characteristics of the sample.

809.08.03 The provisions of Section 809.03 shall not apply to the discharge of waste water or waste water derivatives authorized under a valid National Pollution Discharge Elimination System permit, or otherwise authorized to be discharged into a publicly-owned water treatment works.

809.08.04 The provisions of 809.04.04 shall not apply to the temporary storage of PCB or PCBs taken out of service, provided:

809.08.041 The temporary storage does not exceed sixty (60) days for the date that the PCB or PCBs are taken out of service;

809.08.042 The PCB or PCBs being temporarily stored were previously placed into use and taken out of service within Clark County;

809.08.043 The PCB or PCBs being temporarily stored remain in the possession, custody, control or ownership of the person who used the PCB or PCBs;

809.08.044 The previous use of the PCBs being temporarily stored was in conformance with Section 809.05;

809.08.045 The PCB or PCBs being temporarily stored are separately containerized according to the date removed from service; and

809.08.046 The date that the PCB or PCBs are taken out of service and an indication that the containerized substance or mixture is PCB or PCBs is clearly and indelibly marked on each respective storage container utilized whether a "PCB Container", or other container, or receptacle. The date so marked shall be prima facie evidence of the date the PCB or PCBs were taken out of service.

809.08.05 Notwithstanding the provisions of Section 809.08.04, the provisions of Section 809.04.04 shall not apply to the temporary storage or temporary accumulation of PCB or PCBs taken out of service and being temporarily stored or temporarily accumulated, prior to the effective date of these Regulations, which storage or accumulation is prior to the movement of the PCB or PCBs off site for disposal at another location outside Clark County. [eff. 12-13-2013]

809.08.051 The incidental temporary storage or accumulation does not exceed sixty (60) days from the date that respective PCB or PCBs were taken out of service.

809.08.052 The date or dates the PCB or PCBs were taken out of service are clearly and indelibly marked on each respective storage container, whether a "PCB Container", or other container or receptacle in which the PCB or PCBs are being temporarily stored or temporarily accumulated, together with a clear and indelible indication that the particular containerized substance or mixture is PCB or PCBs. The date or dates so marked shall be prima facie evidence of the date or dates the PCB or PCBs were taken out of service.

809.09 Inspections The law enforcement officer, Building Official or Zoning Inspector shall have the authority to inspect all structures and premises, as often as may be necessary for the purpose of ascertaining or causing to be corrected, any condition which may be a violation of this Section, or otherwise enforcing any provisions of this Section. [rev. 11-4-2020]

809.10 Right of Entry Whenever necessary for the purpose of enforcing the provisions Section 809, or whenever any law enforcement officer, or any Building Official or Zoning Inspector has a reasonable cause to believe that there exists in any structure or upon any premises, any condition which constitutes a violation of this Section, said officials may enter such structure or premises at all reasonable times to inspect the same, or to perform any duty imposed upon any of said respective officials by law; provided that if said structure or premises be occupied, he shall first present proper credentials and request entry. If such entry is refused, the official seeking entry shall have recourse to every remedy provided by law to secure entry. [rev. 11-4-2020]

Section 810 Small Wind Farm Projects

810.01 Purpose – The purpose of this section is to accommodate small wind farm projects that are designed for, or capable of, operation at an aggregate capacity of less than five (5) megawatts for on-site home, farm, commercial or industrial use, in appropriate locations, while minimizing any adverse visual, safety, and environmental impacts of the system. In addition, this section provides a permitting process for small wind project to ensure compliance with the provisions of the requirements and standards established herein. "Economically Significant Wind Farms" as defined in ORC 4906.13 are not subject to these regulations.

810.01.01 Small wind projects are a conditioned use pursuant to this section in all zoning districts.

810.01.02 No small wind project shall be erected, constructed, installed or modified without first receiving appropriate permits pursuant to Section 810.

810.01.03 No small wind project shall be erected, constructed, installed or modified without first receiving a building permit in accordance with the State of Ohio Building Code.

810.02 General standards – Small wind projects that are designed for, or capable of operation at an aggregate capacity of less than five (5) megawatts shall be evaluated for compliance to the following standards:

810.02.01 Fall Zone – A small wind project shall have a fall zone at least one hundred-ten (110) percent of the total height from:

810.02.011 Any public road right-of-way, unless written permission is granted by the governmental entity with jurisdiction over the road.

810.02.012 Any future road right-of-way pursuant to the Clark County Thoroughfare Plan.

810.02.013 Any overhead utility lines.

810.02.014 All property lines, unless the affected land owner provides written permission through a recorded easement allowing the wind energy system's fall zone to overlap with the abutting property.

810.02.015 Any travel ways to include but not limited to driveways, parking lots, government designated nature trails, public multi-use trails, or sidewalks.

810.02.016 Any principal structure on the parcel where the small wind project is being requested or any neighboring parcel.

810.02.02 The fall zone shall be measured to the center of the tower's base.

810.02.021 Guy wires used to support the tower are exempt from the small wind project fall zone requirements but must be located entirely within the parcel where the small wind project is to be located unless permission through a recorded easement is presented at the time of application submittal.

810.02.03 A structure mounted wind energy system shall not exceed fifty (50) kilowatts and shall project no more than fifteen (15) feet above the highest point of the roof of the structure.

810.02.04 Tower: Wind turbines may only be attached to freestanding or guy wired monopole or lattice towers.

810.02.041 The tower height shall not exceed two hundred (200) feet.

810.02.042 The Applicant shall provide evidence that the proposed tower height does not exceed the height recommended by the manufacturer of the wind turbine.

810.02.05 Sound Level: Operation of small wind projects shall not exceed fifty-five (55) decibels, except during short-term events such as severe wind storms and utility outages. This information shall be obtained from the manufacturer of the turbine, and all readings, if necessary, shall be taken from the nearest neighboring property line.

810.02.051 Audible noise due to small wind project operations shall not exceed fifty (50) decibels for any period, when measured at any off-site residence, school, hospital, church or public library existing on the date of approval of the wind energy facility.

810.02.06 Shadow Flicker: Small wind projects shall be sited in a manner that does not result in significant shadow flicker impacts. The Applicant has the burden of proving that this does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

810.02.07 Signs: All signs, both temporary and permanent, are prohibited on small wind projects, except as follows:

810.02.071 Manufacturer's or installer's identification on the wind turbine.

810.02.072 Appropriate warning signs and placards.

810.02.08 Code Compliance: Small wind projects shall comply with all applicable sections of the Ohio Building Code.

810.02.09 Aviation: Small wind projects shall be built to comply with all applicable Federal Aviation Administration regulations. If proposed small wind farm project is located within a designated Wright-Patterson or Springfield-Beckley Airport Zoning Overlay, evidence of compliance or non-applicability shall be submitted with the application.

810.02.10 Visual Impacts: It is inherent that wind energy systems may pose some visual impacts due to the total height needed to access the wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner's access to wind resources.

810.02.101 The Applicant shall demonstrate through project site planning and proposed mitigation that a small wind project's visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, turbine design or appearance, buffering, and screening of ground mounted electrical and control equipment. All electrical conduits shall be underground.

810.02.102 The color of small wind project shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment.

810.02.103 Small wind projects shall not be artificially lit unless such lighting is required by the Federal Aviation Administration. If lighting is required, the Applicant shall provide a copy of the Federal Aviation Administration determination to establish the required markings and/or lights for the small wind project.

810.02.11 Utility Connection: Small wind projects proposed to be connected to the power grid through net metering shall adhere to Ohio Revised Code Section 4928.67.

810.02.12 Access: All electrical and control equipment shall be labeled and secured to prevent unauthorized access.

810.02.121 The tower shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of ten (10) feet above the ground.

810.02.13 Wiring and Electrical Apparatuses: All electrical wires and apparatuses associated with the operation of a small wind project shall be located underground or within an enclosed secure building.

810.02.131 The Applicant shall provide documentation that the proposed small wind farm project shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by any wind energy facility.

810.02.14 Maintenance: All small wind projects shall be maintained in good working order.

810.02.141 Any physical modification to the small wind project that alters the mechanical load, mechanical load path, or major electrical components shall require reapplication for conditioned use under this section. Like kind replacements shall not require reapplication.

810.02.142 Prior to making any physical modifications (other than like-kind replacement) the owner or operator shall request, in writing, a determination from the Zoning Inspector whether the physical modification requires reapplication for conditioned use permit. The Zoning Inspector shall, in his/her sole and absolute discretion, make such determination.

[rev. 12-13-2013; rev. 11-4-2020]

810.02.15 Multiple Small Wind Projects: Multiple small wind projects are allowed on a single parcel so long as the owner/operator complies with all regulations set forth in Section 810.

810.02.16 Historic Sites: No small wind projects shall be located within one thousand (1,000) feet of any historic site or historic district.

810.02.161 Written proof of compliance with this requirement must be provided by the Ohio Historic Preservation Office and be submitted with the conditioned use application.

810.02.17 Controls and Brakes: All small wind projects shall be equipped with a redundant braking system which must include:

810.02.171 Aerodynamic over-speed controls which include variable pitch, tip and other similar systems and;

810.02.172 Mechanical brakes which must be operated in fail-safe mode. Stall regulation shall not be considered a sufficient braking system for over-speed protection.

810.03 Procedure for Review: In accordance with Section 810, a small wind project shall be subject to receiving a Conditioned Zoning Certificate prior to installation or modification thereof. The issuance of a Conditioned Zoning Certificate shall abide with the following requirements: [rev. 12-13-2013; rev. 11-4-2020]

810.03.01 Site Plan Review: Prior to issuance of a Conditioned Zoning Certificate, a site plan shall be submitted for review. The following items shall be the minimum requirements for a completed application. The site plan shall include the following: [rev. 11-4-2020]

810.03.011 Property lines and physical dimensions of the property where the small wind project is proposed to be located.

810.03.012 Location, dimensions and types of existing major structures on the property.

810.03.013 Location of the proposed small wind project, foundations, guy wires and associated equipment.

810.03.014 Fall Zone depicted as a radius around the center of the tower.

810.03.015 The right-of-way or future right-of-way according to the Clark County Thoroughfare Plan and any public road that is contiguous with the property or within the fall zone.

810.03.016 Location, width, and purpose of any easement located on the property.

810.03.017 Any overhead utility lines.

810.03.018 Wind energy specifications, including manufacturer, model, rotor diameter, tower height, tower type (freestanding or guyed).

810.03.019 Documentation shall be provided regarding the notification of the intent with the utility regarding the Applicant's installation of a small wind project if the turbine(s) will be connected to the power grid.

810.03.0110 Sound level analysis prepared by the wind turbine manufacturer or qualified engineer.

810.03.0111 Evidence of compliance or non-applicability with Federal Aviation Administration requirements. [rev. 11-4-2020]

810.03.0112 The site plan must be stamped by a surveyor licensed to practice in the State of Ohio.

810.04 Zoning Compliance: A Zoning Certificate must be obtained in accordance with these Regulations. [rev. 11-4-2020]

810.05 Building Permit: A Building Permit must be obtained in accordance with the Ohio Building Code.

810.06 Decommission: At such time that a small wind project is scheduled to be decommissioned or discontinued, the Applicant shall provide written notification to the Zoning Inspector. [rev. 11-4-2020]

810.06.01 Upon decommission or discontinuation of use, the owner shall physically remove the wind energy system within ninety (90) days from the date of decommission or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Zoning Inspector. "Physically Remove" shall include, but not be limited to: [rev. 12-13-2013; rev. 11-4-2020]

810.06.011 Removal of the wind turbine and tower and related above grade structure.

810.06.012 Restoration of the location of the small wind project to its natural condition, except that any landscaping, grading or below-grade foundation may remain in the after-conditions.

810.06.02 In the event that the Owner fails to give such notice, the system shall be considered decommissioned or discontinued if the system is out of service for a continuous two (2) year period. After two (2) years of inoperability, the Zoning Inspector may issue a "Notice of Abandonment" to the owner of the wind energy system. The owner shall have the right to respond to the Notice of Decommission within thirty (30) days from Notice receipt date. The Zoning Inspector shall withdraw the Notice of Decommission and notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the wind energy system has not been decommissioned. [rev. 12-13-2013; rev. 11-4-2020]

810.06.03 If the owner fails to respond to the Notice of Decommission or if after review by the Zoning Inspector it is determined that the small wind project has been decommissioned or discontinued, the owner of the small wind project shall remove the wind turbine and tower at the owner's expense within three (3) months of receipt of the Notice of Decommission. [rev. 12-13-2013; rev. 11-4-2020]

810.07 Meteorological Towers The construction of a meteorological tower for the purpose of collecting data to determine the availability factor and/or capacity factor for a small wind project, shall abide with the following requirements:

810.07.01 The construction, installation or modification of a meteorological tower shall require a Zoning Certificate and a building permit and shall conform to all applicable sections of the Ohio Building Code. [rev. 12-13-2013; rev. 11-4-2020]

810.07.02 Meteorological towers shall be permitted on a temporary basis not to exceed eighteen (18) months.

810.07.03 Meteorological towers shall adhere to the small wind project standards as described in Section 810.

Section 811 Site Lighting. [eff. 12-4-2020]

The purpose of this section is to minimize light pollution, glare and light trespass, to conserve energy resources while permitting for safe and efficient nighttime outdoor lighting, and to limit the degradation of the nighttime visual environment.

810.01: All exterior light sources, including canopy, perimeter and flood, shall be stationary and shielded or recessed within the building or structure to ensure that all light is directed away from adjacent properties and street right-of-way.

810.02: Except for single-family and two-family (duplex) developments, a photometric map showing the exterior light coverage of the development shall be submitted with the Zoning Certificate Application. No light fixture shall exceed thirty (30) foot candles. The maximum light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to any "R" District or existing residential use.

810.03: Light Pole Height: The maximum height of exterior lighting shall not exceed twenty (20) feet.

810.04: All exterior light lighting shall be maintained in proper operation and, when necessary, repaired to proper operation.