

BRISTOL TOWNSHIP ZONING ORDINANCE

*First Approved and Adopted
November 8, 1955*

*Revised, Approved and Adopted
October 29, 1996*

*Last Revision Approved and Adopted
December 1, 2005*

BRISTOL TOWNSHIP ZONING RESOLUTION

A Resolution providing for the zoning of the unincorporated area of Bristol Township, by regulating the location, size, height, and use of buildings and structures, the area and dimensions of lots and yards, and the use of lands and for such purposes dividing the unincorporated area of the district into zones and districts of such number, sizes, and shapes as are deemed best suited to carry out said purposes, providing a method of administration and enforcement of this resolution.

WHEREAS, the Board of Trustees of Bristol Township deems it in the interest of the public health, safety, morals, comfort, and general welfare of said district and its residents to establish a general plan of zoning for the unincorporated area of said district.

Now, Therefore, be it resolved, by the Board of Trustees of Bristol Township:

SECTION I: PURPOSE

For the purpose of promoting health, safety, morals, comfort, and general welfare; to conserve and protect property and property values, to secure the most appropriate use of land; and to facilitate adequate but economical provisions of public improvements, all in accordance with a comprehensive plan, the Board of Trustees of this Township find it necessary and advisable to regulate the location, height, bulk, number of stories and size of buildings and other structures, including tents, cabins, and trailer coaches, percentage of lot areas which may be occupied, set-back building lines, size of yards, courts and other open spaces, the density of population, the uses of land for trade, industry, residence, recreation or other purposes and for such purpose divides the unincorporated area of the districts into districts or zones.

SECTION II: DISTRICTS

For the purpose of carrying out the provisions of this resolution, the area of the Township is hereby divided into the following districts:

1. Residential, which shall be designated as “R” Districts.
2. Business and Commercial, which shall be designated as “B” Districts.
3. Industrial and Manufacturing, which shall be designated as “I” Districts.
4. Residential Apartments, which shall be designated as “RA” Districts.
5. Planned Residential Communities, which shall be designated as “PRC” Districts.
6. Mobile Home Parks, which shall be designated as “MH” Districts.

No building or premise shall be used and no building shall be erected except in conformity with the regulations prescribed herein for the district in which it is located.

SECTION III: AGRICULTURE

Land in any district may be used for agriculture purposes. A zoning certificate shall be required for the construction of buildings incident to the use for agricultural purposes of the land on which such buildings shall be located, and such buildings shall be located according to regulations in Section X through XIII contained in this resolution. For the purpose of this resolution, “AGRICULTURE” shall include agriculture, farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry.

However, any buildings or structures located on any farm or acreage which are not incident to the use for agriculture purposes of the land on which they are located, together with such land, shall conform to the regulations contained in this resolution in all respects.

SECTION IV: PUBLIC UTILITIES AND RAILROADS

This Resolution shall not apply to public utilities or railroads.

SECTION V: CLASSIFICATION OF USES

For the purposes of this Resolution, the various uses of buildings and premises shall be classified as follows:

“R” DISTRICTS (RESIDENTIAL)

The following uses and no other shall be deemed class “R” uses and permitted in all “R” Districts.

1. Single and two-family dwellings for residence purposes and buildings accessory thereto.
2. Rest Home, providing it does not specialize in the care of contagious disease, insane, or mental cases, and providing further that it has a minimum frontage on a public thoroughfare of three hundred (300) feet and a minimum setback of one hundred (100) feet from the centerline of the main roadway or roadways. The Rest Home shall conform to all federal, state, and county regulations.
3. Church, School, College, University, Public Library, Public Museum, Community Center, Fire Station, Township Hall, Publicly Owned Park, Publicly Owned Playground.

- 4. A Home Office maintained to carry on a customary home occupation, in a home used as a private residence, existing garage, and existing out buildings, providing such use does not involve any extensions or modifications of such dwellings, garage or outbuildings, which will alter the outward appearance of the dwelling, garage, or outbuildings and providing such use does not involve any outward evidence of such use other than a sign authorized in other sections of this resolution, and parking facilities: and further providing that proper facilities are provided for, for off-street parking for patrons vehicles and further providing that such occupation does not necessitate the employment of more than two employees in addition to the proprietors family.
- 5. Advertising signs not over 12 square feet in area and which advertise something for sale on or off the property.
- 6. Roadside stands consisting of structures used for the display and sale of agriculture products provided:
 - A. Such stands are at least twenty (20) feet back from the right-of-way line of highway.
 - B. Adequate facilities are maintained for off-the-road parking of customers vehicles.

The above uses shall be permitted only providing such use in not noxious, dangerous, or offensive by reason of odor, dust, smoke, gas, noise, fumes, flame, or vibration.

NOTE: Milkstands are not affected by the above regulations.

- 7. Mobile Homes and Mobile Home Parks as covered in this Section.

“B” DISTRICTS (BUSINESS AND COMMERCIAL)

Any use permitted in an “R”, “PRC”, or “MH” District shall be permitted in a “B” District.

- 1. In Addition the following shall be allowed: Rooming Houses, Hotel, Living Quarters over Business Establishment, Restaurant, Lunchroom, Repair Garage, and Motel.
- 2. Retail and Wholesale Shops, Repair Shop, Beauty Parlor, Funeral Home, Lodge Hall, Medical Buildings, Bank and other Financial Institutions.

3. Gasoline Filling and/or Service Stations, providing Storage Tanks are underground and meet state code requirements, Indoor Theaters, Bowling Alley, Dance Hall, Skating Rink, and Recreational Parks.
4. Job Printing, Newspaper Printing Plant.

The above uses shall be permitted only providing such is not noxious, dangerous, or offensive by reason of emission of odor, dust, smoke, gas, fumes, noise, flame or vibration, and adequate facilities for the temporary storage of refuse, waste, junk, wrecked cars, objects to be repaired or disposed of are provided and the same are screened from view in compliance with state code.

“I” DISTRICTS (INDUSTRIAL AND MANUFACTURING)

The following uses and no other shall be deemed class “I” uses and permitted in all “I” Districts:

1. Any use permitted in an “R”, “PRC”, “MH”, or a “B” District, shall be permitted in an “I” District.
2. Any normal industrial or manufacturing use, providing such use is not noxious, dangerous or offensive by reason of emission of odor, dust, smoke, gas, noise, flame or vibration, except uses specifically prohibited in this resolution.

“RA” DISTRICT (RESIDENTIAL APARTMENT)

The following uses and no other shall be deemed class “RA” uses and permitted in all “RA” Districts:

1. Any use permitted in a “R” District shall be permitted in a “RA” District.
2. Apartment Houses and/or Multiple Dwellings of all types.
3. Height and Bulk Requirements:
 - A. Rear Yard. There shall be a minimum rear yard of not less than forty (40) feet in depth on every lot. For every building more than twenty (20) feet in height, the depth of each rear yard shall be increased by one (1) foot for each one (1) foot of height of the building over twenty (20) feet from the established grade level.

building

- B. Side Yard. There shall be a side yard on each side of every main building. The minimum width of each side yard shall be twenty (20) feet. If any building exceeds twenty (20) feet in height, the width of each side yard shall be increased by one (1) foot for each one (1) foot of height of the building over twenty (20) feet from the established grade level.
- C. Setback Building Lines. No part of the ground area of any or structure or any portion thereof except steps and uncovered porches less than ten (10) feet in width shall be erected within forty (40) feet of the right-of-way sideline of any road or street.
- D. Height. No building shall exceed thirty-five (35) feet above grade level with maximum of two and one half (2 1/2) stories.
- E. A Zoning Certificate, Issued by the Zoning Inspector shall be secured for the land use of each separate apartment building. As a prerequisite to the issuance of a zoning certificate, the owner or his representative must submit a plot plan to the zoning inspector, which plot plan shall indicate the final location of each apartment building as surveyed. The plot plan shall be designated to clearly indicate the owner's compliance with:
- (1) Height and Bulk Requirements set forth in A, B, C, and D above.
 - (2) The minimum requirements of square footage per family unit. No Apartment House shall be erected or building altered into apartments to accommodate more than one family unless the following lot area requirement per family unit is 4500 square feet.
 - (3) In order to satisfy the minimum requirement of square footage per family, each apartment building must be constructed on a separate lot, as defined in this resolution, whose dimensions satisfy the square footage minimum requirement and allowing for height and bulk requirements.
 - (4) As a further condition of the issuance of a Zoning Certificate for the land use of Apartment Buildings, the Zoning Inspector shall require the owner or his representative to file a proposed plot plan with the Trumbull County Recorder in accordance with the procedure established by law for recording of plot plans.

- (5) Upon discovery of any variation from the plot submitted, which cannot be resolved, the zoning inspector shall commence a lawsuit in the appropriate court to enjoin the land use which is in violation of these requirements.
- (6) The owner or his representative as evidence of his good faith, shall notify the Zoning Inspector when construction commences on each building after the issuance of a Zoning Certificate.
- (7) Other buildings constructed in “RA” Districts shall be subject to the rest of the provisions of the Bristol Township Zoning Ordinance.
- (8) Parking Areas:
 - (a) No parking area shall be established within the front setback area, or within the side yard setback area in the case of corner lots.
 - (b) Two parking spaces shall be provided for each family unit.
 - (c) There shall be no less than an area 10 feet by 20 feet for each parking space exclusive of the area provided for ingress and egress.

“PRC” DISTRICTS (PLANNED RESIDENTIAL COMMUNITIES)

The following uses shall be permitted in class “PRC” Districts:

- 1. Any uses as permitted in a “R” District and “RA” District shall be permitted in Class “PRC” District.
- 2. Planned Residential Communities shall be permitted in accordance with the following requirements:
 - A. A Planned Residential Community shall cover an area of not less than fifty (50) contiguous acres which shall not be divided into parts.
 - 1. By any County, State or Federal Highway;
 - 2. By any area of land not included in the proposed development;

3. By any railroad right-of-way.

B. Central sanitary sewerage facilities and central water facilities shall be required.

C. Twenty-five percent of the total land area excluding streets must be devoted to open space dedicated to public use or for the exclusive use of residents of the planned residential community (see Paragraph K, Part 8, and Paragraph L, Part 2). No single park or open space area in a planned residential community shall contain less than three (3) acres of contiguous area.

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D. A planned residential community shall consist of at least twenty-five (25) percent single-family dwelling units. The actual ratio of single family dwellings and multi-family units shall be determined at the time the overall planned residential community plan is considered by the Bristol Township Zoning Board and the Bristol Township Board of Trustees, but in no case shall there ever be less than twenty-five (25) percent single family dwellings. The remaining units may consist of any combination of townhouses, row houses and garden apartment types of multi-family dwelling units. The single-family units and/or open space shall be placed in proximity to existing residences adjacent to the "PRC" to act as a buffer.

E. No single-family lot shall be less than 7300 square feet provided that the lot connects to open space on at least one side. No single family lot not connecting to open space shall be less than 14,600 square feet. No lot shall have less than thirty-five (35) feet of frontage on a public or private street or width of less than sixty (60) feet at the building line. Any deviation from the original lot sizes or design as shown on the overall preliminary plan would require approval from the Trumbull County Planning Commission and the Bristol Township Trustees. Any variances from the Bristol Township Zoning Resolution must be approved by the Bristol Township Board of Zoning Appeals.

F. The front yard setbacks for single-family homes in a planned community may be varied to allow an average setback of thirty (30) feet throughout said development provided the following requirements are met:

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(1) The minimum front yard setback allowed will be twenty-five (25) feet.

- (2) Upon approval of the flexible front yard setback, said setback lines will be placed on the final development plan.
- (3) At the time of filing, the approved flexible front yard setback lines will become the minimum required setback for each lot as they appear on the final subdivision map.

G. Side yards for single-family homes shall be a minimum of five (5) feet on each side; except for corner lots, where the corner side will be fifteen (15) feet.

H. Rear yards for single-family homes shall be a minimum of twenty (20) feet. Accessory buildings to single-family homes shall be a minimum of five (5) feet from any side or rear lot line.

I. For each unit of a multi-family use within a planned residential community, a minimum of 6000 square feet of lot area shall be required. Up to one-half of the area required for the total number of multi-family units planned for the entire development may be designated as open space in addition to the twenty-five (25) percent open space area requirement, in order to permit preservation of large open space areas, water retention ponds and related recreation facilities.

J. Yard, height and parking requirements for multi-family buildings in a planned residential community shall be the same as required for multi-family buildings in "RA" residential apartment districts (35 feet or 2 1/2 stories in height and two (2) off-street parking spaces per unit), except that the required dimension for any yard which abuts a designated open space area may be reduced by fifty (50) percent.

K. At the time a planned residential community is established, a copy of the overall preliminary plan for the development must be submitted to the Trumbull County Planning Commission for review and approval. After receiving approval from the Trumbull County Planning Commission, a copy of the overall preliminary plan shall be filed by the owner of the land with the Township Zoning Inspector. For purposes of this Section, the term "owner(s)" shall include the owner(s) of record, or a party which has secured an option to purchase the site, or a similar agreement from the owner(s) of record and presented evidence thereof for approval. The overall preliminary plan, (which may be set forth on

one or more instruments), shall have been signed by the owner(s) of property within the entire area to be developed, shall have been drawn to a reasonable scale and shall show the following:

- community.
- (1) The boundaries of the entire planned residential
 - (2) The acreage of the entire planned residential community.
 - (3) The proposed street system for the planned residential community.
 - (4) The areas of the district to be used for single-family dwellings and the areas for multi-family dwellings.
 - (5) The number of dwelling units by type.
 - (6) The density of dwelling units per acre, but not to exceed six (6) dwelling units per acre of the total land area exclusive of the required open space (25% of the total "PRC" areas).
 - (7) The area(s) of the district proposed as open space, which shall not be less than twenty-five (25) percent of the total acreage of the development, excluding streets. No single open-space area shall be less than three (3) contiguous acres.
 - (8) A statement as to the methods to be employed to preserve and maintain the open space and recreational facilities.
 - (9) A description and general location of proposed water and sewer facilities and the feasibility of extension into the development.
- L. Development of a planned residential community shall not commence prior to filing of final development plans with the Trumbull County Planning Commission and the Bristol Township Zoning Inspector and the Bristol Township Zoning Inspector has found the final development plans are in substantial conformance with the overall preliminary plan and does not violate any provisions of this amendment. Modifications to the approved overall preliminary plan may only be made by approval of the Township Zoning Inspector or the granting of a variance of the Township Board of Zoning Appeals after review and approval by the Trumbull County Planning Commission. Development within a planned residential community (PRC) may be accomplished in

geographical stages. Each stage shall contain a minimum of ten (10) areas and shall be identified in the tentative schedule of development. Final development plans for the entire project must be approved before construction is commenced in any area. An approved final plan for an area within each stage of the project must be recorded immediately after construction is completed. A final development plan for an area must show the following:

- (1) The acres to be developed and the area to be devoted to open space and recreational areas for the use of all residents of the area, with accurate acreage, courses and distances, as determined by a licensed surveyor who shall sign such plan and certify the accuracy thereof.
 - (2) A plan for legal description of the land which has been set aside for open space: showing the use of such land for recreational areas and open space, either through dedication of the land to the Township, County, or other Public use, or be designating the land for the exclusive use of development residences and granting owners and residents of the area to be developed a right and easement of use in such open space and recreational areas and designating the responsibilities connected with such rights and easement.
- M. After approval of an overall preliminary plan for a planned residential community within a "PRC" District, no development or construction may proceed, nor shall any final development plan of any stage be approved unless such development, construction or final development plan is in conformance with the approved overall plan.
- N. The developer of a "PRC" in Bristol township, Ohio, must submit plans of the total or entire development of the "PRC", showing residential, recreational, and open space uses and any other uses proposed for "PRC" development. A schedule of development indicating the relationship and timing of the improvement and construction of open space and recreational areas with the construction of the residential units must be submitted also. The developer must show which recreational areas and recreational facilities will be constructed proportionally to residential construction in each stage of the scheduled development.

The overall plan and schedule of development is to insure the improvement of the planned open space and the construction of the recreation areas. This will be controlled by the withholding of zoning permits until the scheduled developments are completed.

Any deterrent land, such as slopes over 20 percent, muck or organic soil areas, flood plain areas, swamps, and surface rock areas will get 50 percent credit for open space requirements (in areas).

The approval of the plans for “PRC” must be approved not only by the Bristol Township Trustees and the Township Zoning Inspector, but also by the Trumbull County Planning Commission.

Moreover, these plans must be consistent with the Trumbull County Comprehensive (General) Plan, the County Land Use Plan and all codes and ordinances or resolutions of Trumbull County. This includes County Subdivision Regulations (Ohio Revised Code 307.37 etc.) as well as Bristol Township Zoning Resolution (Ohio Revised Code 519.021).

- O. If any provision or requirement of this section is in conflict with any other section of the Bristol Township Zoning Resolution, the provisions of this section shall apply within any “PRC” (Planned Residential Community) District established within the Township.

“MH” DISTRICTS (MOBILE HOME PARKS AND ACCESSORY USES)

The following regulations shall be applicable to all “MH” Districts:

1. No mobile home park classification shall be granted for a tract of land having a total area of less than twenty (20) acres.
2. The maximum number of mobile homes permitted on a tract of land classified as “MH” District (Mobile Home Parks) shall be six (6) units per acre, exclusive of land area required and used for streets, walks, recreation, common parking, sales displays, resident management, etc.
3. A minimum of ten (10) percent of the total area of the mobile home park shall be reserved for recreation area for the use of the residents within the park, and generally provided in a central location.

No recreation area shall contain less than five thousand (5000) square feet of area with practical dimensions.

4. No mobile home lot shall be less than five thousand (5000) square feet in area; and no mobile home shall be placed on such lot until an appropriate concrete pad is constructed. Tie-downs shall be placed at the corners of each pad and each tie-down shall be able to sustain a minimum load of forty-eight hundred (4800) pounds.

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5. Each mobile home lot shall have a minimum width, at the setback line, of forty (40) feet.
 6. Setback building lines shall be at least ten (10) feet from any street right-of-way. In the case of a corner lot, a minimum of at least ten (10) feet setback shall be provided from any street right-of-way on the side street.
 7. No mobile home or accessory building thereto shall be placed closer than five (5) feet to any side or rear lot line and there shall be a minimum distance of ten (10) feet between mobile homes.
 8. No mobile home shall be permitted in the mobile home park if it has less than one thousand (1000) square feet of living area.
 9. At least one (1) paved accessway of not less than thirty-six (36) feet in width shall be provided as a means of ingress and egress to the mobile home park from a public thoroughfare.
 10. All mobile homes shall be located at least fifty (50) feet from any public road or street right-of-way, and at least fifteen (15) feet from all other mobile home park boundary lines. A mobile home park located adjacent to industrial or commercial land uses shall provide screening such as fences or natural growth along the mobile home park boundary line.
 11. All streets within the mobile home park shall be paved and shall be at least twenty-four (24) feet in width.
 12. No parking shall be permitted on roads and streets within the mobile home park.
 13. Parking for visitors, and residents with more than two (2) cars, shall be provided at various convenient locations throughout the mobile home park at a minimum of one space per unit. A minimum of two (2) parking spaces is required at each mobile home unit. Each space is to be ten (10) feet wide and twenty (20) feet long, minimum.
 14. The following building use and accessory use shall be permitted within the mobile home park:
 - A. A permanent dwelling for one (1) family, which conforms to “R” District regulations.
 - B. Office will be included in family permanent home or display home.
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- C. Permanent maintenance building shall have a maximum square footage of one thousand (1000) square feet.
 - D. Mobile Homes offered for sale by the operator of the mobile home park: provided no more than three (3) mobile homes are displayed, in a designated sales display area.
 - E. Recreation facilities for the residents of the mobile home park as provided in item 3, paragraph 2 above.
15. Each mobile home park shall provide an adequate, safe, and potable supply of water for each mobile home, which has been approved by local health authorities. The water supply system shall be capable of providing a minimum of one hundred fifty (150) gallons per day to each mobile home.
16. A common-walk system shall be provided and maintained by the mobile home park owner between locations where pedestrian traffic is concentrated. Such common walks shall be paved and have a minimum width of three and one-half (3 1/2) feet.
17. An adequate and safe sewage system shall be provided in all mobile home parks for the conveying and disposing of all sewage, and shall be constructed and maintained under the supervision of local health and sanitation authorities.
18. An adequate method of handling surface and storm water shall be provided in all mobile home parks so as to reasonable eliminate the possibility of flooding.
19. The collection, storage and disposal of refuse in the mobile home park shall be conducted in such a manner as to prevent health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution, and shall be maintained under the supervision of local health and sanitation authorities.
20. The person, corporation, partnership or other legal entity, and their heirs, devisees, successors or assigns, to whom a zoning permit has been issued under this use classification, shall provide adequate supervision to maintain the mobile home park, its grounds, facilities and equipment in good repair and in clean and sanitary condition. They shall notify all residents in writing of the regulations set forth in this ordinance together with their duties and responsibilities hereunder.

21. The enlargement of any mobile home park, which was in existence as a nonconforming use at the time of enactment of this supplement to the Bristol Township Zoning Ordinance, shall be subject to the provisions of this use classification wherever applicable.
22. No person, corporation, partnership, or other legal entity shall begin construction on, or alteration of, a tract of land classified as “MH” District unless, a valid zoning permit has been issued by the Bristol Township Zoning Inspector. A zoning permit application must contain the following information:
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- A. Name and Address of owner, and legal capacity of person filing application.
 - B. Location and legal description of the proposed mobile home park, or enlargement or alteration of existing park.
 - C. Complete engineering plans and specifications of the proposed mobile home park, alteration or enlargement, indicating the following:
 - (1) The area and dimensions of the tract of land.
 - (2) The number, location, and size of all mobile home lots.
 - (3) The location and width of streets and walkways.
 - (4) The location and dimensions of recreation areas, public parking areas, the resident management area, and the sales display area.
 - (5) Working drawing showing the location of sanitary and surface water sewer lines, water supply lines and risers.
 - (6) The plans and specifications of all buildings to be constructed within the mobile home park.
 - (7) The location and details of lighting and electrical systems.
 - (8) The names of all streets within the park and the proposed method of numbering the mobile home lots of such streets for location in case of fire or other emergency.

- land 23. Transfer of ownership of an individual mobile home lot from a tract of zoned as “MH” District (Mobile Home Parks) shall cause the zoning use classification of the transferred lot to revert to “R” District (Residential), and thereafter, the transferred lot shall be subject to all regulations of this ordinance pertaining to “R” District Residential use, the existence of a mobile home, mobile home pad, or other facility designed to serve a mobile home, on such a transferred lot, shall not constitute a non-conforming use for the intent and purpose of this paragraph.
- control 24. For the safety and welfare of the residents of “MH” Districts, speed bumps shall be provided on all roads within the “MH” District.

SECTION VI: PROHIBITED USES

The following uses shall be deemed to constitute a nuisance and shall not be permitted in any “R”, “B”, “I”, “RA”, “PRC”, “MH”, or “I” Districts.

- 1. Commercial abattoirs, slaughterhouses or stock yards. However, this shall not apply to any slaughtering of poultry or livestock conducted on land used for agricultural purposes.
- 2. Basements covered only with the roof used for human habitation. However, a temporary permit of not to exceed two (2) years, may be issued by the Township Zoning Inspector for the use of the same, pending construction of the completed dwelling, provided a written application is made therefore by the owner, accompanied by written plans of the completed dwelling. Such temporary use may be extended for an additional two (2) year period at the discretion of the Zoning Board of Appeals.
- 3. Buildings designed for use as a garage and used for human habitation. However, a temporary permit, not to exceed two (2) years, may be issued by the Township Zoning Inspector for the use of the same, pending construction of the completed dwelling, provided a written application is made thereof by the owner, accompanied by written plans of the completed dwelling. Such temporary use may be extended for an additional two (2) year period at the discretion of the Zoning Board of Appeals.
- 4. Permanent drive-in or outdoor theaters and commercial amusement parks where rides or mechanical devices are sold.
- 5. Trailer Camps, being places wherein trailers or trailer coaches, or mobile

units, or automobiles, or parts thereof are parked or placed or stored, and uses or to be used as a place of human habitation, or as an office or place of business. This does not prohibit privately owned parks and adjacent shelters, which are used for recreational purposes.

6. Hospitals or sanitariums for drug or liquor addicts.
7. Junk yards, automobile graveyards or places for the collection or sale of scrap metal, salvaged automobile parts, paper, rags, glass salvage or junk for salvage or storage purposes and storing old tires.
 - A. An automobile graveyard is defined by O.R.C. Section 4737.05 (c) as any establishment or place of business which is maintained, used or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined or dismantled motor vehicles or motor vehicle parts.
 - B. For the purposes of this section “Abandoned Junk Motor Vehicle” means any motor vehicle meeting any of the following requirements: (A) left on private property for more than seventy-two hours without permission of the person having the right to the possession of the property, on a public street or other property open to the public for purposes of vehicular travel or parking, or upon or within the right-of-way of any road or highway, for forty-eight hours or longer; (B) extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor, or transmissions; (C) apparently inoperable; (D) having a fair market value of two hundred dollars or less. For purposes of this section “Junk Motor Vehicle” means any motor vehicle meeting the requirements B, C, D, that is left uncovered in the open or private property for more than seventy-two hours with the permission of the person having the right to the possession of the property except if the person is operating a junk yard or scrap metal processing facility licensed under the authority of Section 4737.05 to 4737.12 of the Revised Code or regulated under authority of a political subdivision; or if the property on which the motor vehicle is left is not subject to licensure or regulation by any governmental authority, unless the person having the right to the possession of the property can establish that the motor vehicle is part of a bonafide commercial operation or if the motor vehicle is a collectors vehicle.

No political subdivision shall prevent a person from storing or keeping, or restrict him in the method of storing or keeping, any collector’s vehicle on private property with the permission of the person having the right to the possession of the property; except that a political subdivision may require a person having such

permission to conceal, by means of buildings, fences, vegetation, terrain, or other suitable obstruction, any unlicensed collector's vehicle stored in the open.

The Sheriff of a County, or Chief of Police of a municipal corporation, within his respective territorial jurisdiction, a State Highway Patrolman, a Board of Township Trustees, the Legislative Authority of a Municipal Corporation, or the Zoning Authority of a Township or a Municipal Corporation, may send notice by Certified Mail with Return Receipt Requested, to the person having the right to the possession of the property on which a junk motor vehicle is left, that within ten days of receipt of the notice, the junk motor vehicle either shall be covered by being housed in a garage or other suitable structure, or shall be removed from the property.

No person shall willfully leave a junk motor vehicle uncovered in the open for more than ten days after receipt of a notice as provided in this section. The fact that a junk motor vehicle is so left is prima facie evidence of willful failure to comply with the notice, and each subsequent period of thirty days that a junk motor vehicle continues to be so left constitutes a separate offense.

9. Dumping, storing, burying, reducing, disposing of, or burning garbage, refuse, scrap metal, rubbish, or dead animals, except as a result from the normal use of the premises. Distilling of bones, fat, glue, or gelatin and manufacturing of glue or gelatin. Crematory.
10. Manufacturing or storage of cement, gypsum or plaster of paris prohibited except in industrial district only.
11. Commercial aviation fields.
12. Mobile homes and/or house trailers on lots or acreage used for residence
or
offices, excluding recreational vehicles and contractor's trailers, unless designated in "MH" District.
 - A. A trailer camp or mobile home park is any site, lot, field, or tract of land upon which three (3) or more house trailers used for habitation are parked either free of charge or for revenue purposes, and shall include any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of such trailer camp or mobile home park. A tract of land which is subdivided and the individual lots are leased or otherwise contracted for, shall constitute a trailer camp or a mobile home park if three (3) or more house trailers are parked thereon.
13. The use of a school bus, passenger bus, mobile home trailer, or semi-trailer

as a storage facility unless it is parked or stored in a garage, barn, or other structure, and not exposed to the public view.

14. Drag strips and/or vehicular race tracks.
15. Adult entertainment businesses: an adult book store, adult motion picture theater, adult drive-in motion picture theater, or adult only entertainment establishment as further defined in this section.
 - A. Adult book store: an establishment which utilizes any of its retail selling area for the purpose of retail sale or rental, or for the purpose of display by coin or slug-operated, or electronically, electronically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices, or both, books, magazines, other periodicals, films, tapes, and cassettes which are distinguished by their emphasis on adult materials as defined in this section.
 - B. Adult motion picture theater: an enclosed motion picture theater which is regularly used or utilized for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or related to adult material as defined in this section.
 - C. Adult motion picture drive-in theater: an open air drive-in theater which is regularly used or utilized for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or related to adult material as defined in this section.
 - D. Adult only entertainment establishment: an establishment where

the patron directly or indirectly is charged a fee where the establishment features entertainment or services which constitute adult material as defined in this section, or which features exhibitions, dance routines, gyrational choreography of persons totally nude, topless, bottomless, or strippers, male or female impersonators or similar entertainment or services which constitute adult material.

SECTION VII: NONCONFORMING USES

1. A nonconforming use existing at the time this resolution takes effect may be continued, except that if it is voluntarily discontinued for two (2) years or more, it shall then be deemed abandoned and any further use must be in conformity with the uses permitted in such district.

- the
2. Any building arranged, intended or designed for a non-conforming use, construction of which has been started at the time of the passage of this resolution, but not completed, may be completed and put to such nonconforming use, providing it is completed within one (1) year after this resolution takes effect.
 3. Any building or structure, existing as a nonconforming use at the time this resolution takes effect, which is destroyed by fire or the elements, may be re-constructed and restored, providing the same is completed within two (2) years from the date of said destruction.
 4. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such shall not thereafter be changed to a less restricted or nonconforming use.
 5. When a nonconforming mobile home has been removed from a parcel of land or lot where it was stationed, no other mobile home under one thousand (1000) square feet shall be permitted to be stationed upon said land or lot.
 6. For any renewal, reconstruction, enlargement or other change of any nonconforming use, the owner of the premises must make an application to the Township Zoning Inspector for a Zoning Certificate.

SECTION VIII: MINIMUM LOT WIDTH

No dwelling shall be erected in any district on a lot having a frontage of less than one hundred (100) feet on a public thoroughfare measured at the building setback line, unless such lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practicably be enlarged to comply with this requirement. No minimum lot width shall be required in a “B” or “I” District for uses other than dwellings except such as is necessary to comply with the requirement for yard and lot areas or parking facilities.

SECTION IX: MINIMUM LOT AREA PER FAMILY

1. No single-family dwelling shall be erected or building altered to accommodate one family as a residence on less than 43,560 square feet of lot area unless such lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practicably be enlarged to conform with this requirement.
2. No two-family or multiple dwelling shall be erected or building altered for dwelling purposes to accommodate more than one (1) family on less than 43,560 square feet of lot area per family.

3. No apartment house or living quarters over a business establishment shall be erected or building altered into apartments to accommodate more than one family for each twenty-five hundred (2500) square feet of lot area.
4. In computing lot area, not to exceed one-half of the width of the road or street right-of-way may be included if the lot owner holds title to the same.

SECTION X: SETBACK BUILDING LINES

No building or structure or any portion thereof, except steps and uncovered porches less than ten(10) feet in width shall be erected within fifty (50) feet of the right of way sideline of any road or street except on roads where a uniform setback of less than fifty (50) feet has been maintained by a majority of the buildings within one-quarter mile distance on either side of such building.

If a uniform setback of more than fifty (50) feet has been maintained by the majority of the buildings within one-quarter mile distance on either side of such building, then such uniform setback shall be continued.

If there is no established right-of-way sideline for any road or street, said sideline shall be deemed to be thirty (30) feet from the center of the road.

SECTION XI: SIDE YARDS

For every building, except accessory buildings, erected in a “R” District and for any dwelling erected in any District, except “RA”, “PRC” and “MH” Districts, there shall be a minimum side-lot clearance on each side of said building of not less than fifteen (15) feet, which space shall remain open and unoccupied by any building or structure. Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection, shall be constructed to be a part of the main building for the purpose of this section.

Provided, however, that an accessory building located twenty (20) or more feet to the rear of the main building may be erected not less than five (5) feet from a side-lot line, except on corner lots provided it will be not less than twenty(20) feet distance from any existing residence. An accessory building is a subordinate building customarily incident to and located on the same lot with the main building.

No side-yard clearance shall be required for commercial or industrial buildings in “B” or “I” Districts. Districts abutting residential Districts or Residential Districts or Residential Dwellings shall maintain side-yard clearances as set forth in Section XI, Paragraphs 1 and 2.

SECTION XII: CORNER LOTS

The setback building line on a corner lot shall be in accordance with the provisions governing the road or street on which the building faces. If possible, the side-yard clearance on the side street should conform to the setback line for an inside lot on said road or street, but in no event shall said side-yard clearance be less than twenty-five (25) feet.

SECTION XIII: REAR YARDS

For every building erected in a “R” District and for every dwelling erected in any District, there shall be a minimum rear lot clearance at the rear of said building of at least ten (10) feet, which space shall remain open and unoccupied by any building structure.

SECTION XIV: REAR HOUSES

No dwelling or apartment house shall be erected or altered or used unless the same shall have access to a public street, and if located in the rear of another building and has no immediate street frontage, then a permanent easement for access shall be provided over an unoccupied strip of land at least sixty (60) feet in width or lot yard or lot area required by this resolution, and, if more than one dwelling is located in the rear of another building and has no immediate street frontage, than said rear house shall be subject to the same requirements for frontage on the easement for access and other requirements for lot and yard areas as though said dwelling was located on a public street. Said easements shall be executed with the requirements provided by law for deeds and shall be filed with the Recorder of this County for records.

SECTION XV: MINIMUM SIZE DWELLINGS

Every Structure used as a dwelling or residence shall have a first floor space designed and used for living quarters of not less than one-thousand (1,000) square feet per family unit. This shall be exclusive of basements, porches, garages, breezeways, terraces, attics or partial stories, except that in a dwelling of two or more stories. The minimum shall be seven hundred (700) square feet of first floor space as set forth herein.

At the time of original installation, no length and/or width of any side of the habitable space of a principle residential structure shall be less than twenty (20) feet, excluding garages, porches, decks, storage areas, and other such additions.

SECTION XVI: PARKING FACILITIES

1. All dwellings and apartment houses shall provide parking space off the road or street and outside of the public right-of-way, together with means of ingress and egress thereto, for not less than two(2) motor vehicles per

dwelling unit or apartment. Not less than two hundred (200) square feet of area shall be deemed necessary for each such vehicle.

2. All Class "B" uses shall provide parking space off the road or street outside of the public right-of-way and not more than three hundred (300) feet distance from the entrance to said establishment of an area of not less than a square footage equal to twenty-five (25) times the lot width. In addition thereto, there shall be provided two hundred (200) square feet of parking area for each employee of said Class "B" use and in addition thereto, a parking area sufficient to accommodate the patronage anticipated in excess of the patronage accommodated by the parking area hereon before required and sufficient area for proper ingress and egress.
3. Every Church, Parish House, College, University, Public Library, Public Museum, Community Center, Fire Station, Township Hall, Funeral Home, Medical or Professional Building, Theater, Auditorium, Stadium, Arena, Building, or Grounds used for the assembling of persons to attend theatrical performances, show, exhibitions, contest, concerts, lectures, entertainment and similar activities, shall provide off the street or road and outside of the public right-of-way not less than two hundred (200) square feet of space, suitable for parking automobiles and other vehicles, for every four persons to be accommodated. Such parking space shall be within four hundred (400) feet of the main entrance to such use, shall provide adequate means of ingress and egress and shall be available for the use of such patrons.
4. All Class "B" and "I" uses shall provide adequate parking space off the road or street and outside of the public right-of-way for vehicles delivering to, unloading or taking away from said user goods, materials, supplies, or waste in connection with said business or use.

SECTION XVII: CODE REQUIREMENTS

Every dwelling hereafter erected shall conform to all sanitation, plumbing, and electrical codes of County, State, and National in effect at the time of erection.

SECTION XVIII: ZONING INSPECTOR

The position of Zoning Inspector is hereby created. The Zoning Inspector, and such assistants as may be determined necessary, shall be appointed by and serve at the pleasure of the Board of Township Trustees and shall receive such compensation as the Board of Township Trustees may provide. The Zoning Inspector shall keep records of all applications for Zoning Certificates and the action taken thereon. These records shall include dates of such applications and actions.

SECTION XIX: ZONING CERTIFICATE

Before constructing, locating or changing the use of any premises, application shall be made to the Township Zoning Inspector for a Zoning Certificate. The application shall indicate the exact location of the proposed construction, alteration or change of use, and shall include a plot plan. Plans, and specifications showing the proposed locations and dimensions of the building and the proposed use, all of which shall be included in the permanent record of the applications within ten (10) days after receipt of the application. The Zoning Inspector shall issue a Zoning Certificate if the proposed construction, alteration, or change of use by the application complies with the requirements of this resolution and the application is accompanied by the proper fee, or shall refuse the same, if it does not comply.

In the event of an emergency, including fire, windstorm, flood, or other act destroying all or part of the dwelling house, building, or structure, making the same uninhabitable, the zoning regulations herein may be temporarily suspended in-so-far as they may apply, at the discretion of the Zoning Inspector, by permitting a temporary structure to be used in the place of such destroyed building while it is being repaired or replaced. Under said conditions, the Zoning Inspector may permit the use of trailers under 1000 square feet or other building for a six (6) month period.

A Zoning Certificate when obtained by an applicant shall not be transferred to another person or to another property and the fee paid therefore shall be non-refundable.

The Zoning Inspector shall notify the applicant of any manner in which such application violates any of the terms and conditions of this resolution and the applicant may thereupon amend his application accordingly. If an application is denied by the Zoning Inspector, he shall notify the applicant in writing, setting forth the reasons for such denial. The applicant may present as appeal in accordance with the provisions of this resolution. In the event that the terms and conditions contained in said zoning certificates are not performed or in the event that the terms and conditions contained in said Zoning Certificates are not performed or in the event that the statements made in the application are untrue, said Zoning Certificate may be revoked on the order of the Zoning Inspector and thereupon all work under such revoked permit shall cease. In the event of such revocation, any construction, reconstruction, enlargements, or alterations of any building or structure not in conformity with such revoked permit or this resolution shall be deemed to be in violation of this resolution and shall be removed or restored at the expense of the violator and the cost of such removal or restoration shall be in addition to any other fines or penalties herein provided for.

A Zoning Certificate shall expire at the end of ninety (90) days from the date of issuance, and unless construction, location, change of use of, or alteration of any building or premises is not commenced within said ninety (90) day period, a new application for another Zoning Certificate must be made with the Zoning Inspector. For any renewal, reconstruction, enlargement or other change of any nonconforming use, the owner of the premises must make an application to the Zoning Inspector for a Zoning Certificate.

It shall be the sole responsibility of other Record Owner of the real estate to secure any permit required in the Zoning Resolution, regardless of any private contract, lease, or agreement to the contrary enforcement of this Zoning Resolution shall be against the Record Owner of the real estate, and any other interested party.

SECTION XX: ZONING CERTIFICATE FEES

~~ Current Fees are Listed in Appendix A ~~

1. Fees for the purpose of defraying the cost of inspection, certification and maintenance of records shall be established by majority vote of the Bristol Township Zoning Commission at its Annual Organization Meeting, and shall remain constant until changed or continued at each successive Annual Organizational Meeting.
2. Fees shall be paid prior to issuance of a Zoning Certificate.
3. Fees shall be paid on all new construction, additions, or alterations to existing construction, mobile home, temporary placements, and outdoor advertising.
4. Industrial fees shall be established in the same manner as Paragraph 1.
5. Paragraphs 2 and 3 shall apply to industrial building. No charge will be made for new siding and roofing.

The cost of new construction or additions set forth above, shall be computed on a square-foot basis. The Inspector shall apply the going rate as established by the Zoning Commission and charge accordingly. The rate shall be on file at the office of the Zoning Inspector at all times and open to Public Inspection.

No fee shall be required for the construction or alteration of a Church or Synagogue, Public or Private School. However, a Building Permit shall be applied for and issued at no charge.

Builders shall obtain a Zoning Certificate before new construction, additions, or alterations have been started. Builders shall properly display the Zoning Certificate card in a manner which is clearly visible from the street. The above fees for a Zoning Certificate shall be doubled when issued after construction, additions, or alterations have been started by the builder or within six months of completion.

A receipt for all monies paid by the applicant for a Zoning Certificate shall be issued by the Township Zoning Inspector and said monies shall be turned over to the Township Clerk for proper disbursement according to law.

Amendments or supplements to this resolution shall supersede and nullify all price provisions with which they are in conflict, but they do not affect any zoning permits issued prior to their effective date.

SECTION XXI: ZONING COMMISSION

The Zoning Commission, which has been appointed in accordance with Section 28 of House Bill No. 22, shall meet quarterly and may initiate amendments to this resolution from time to time. Amendments may also be initiated by the Township Trustees or by petition. Before submitting a recommendation of any amendment to the zoning resolution to the Board of Township Trustees, the Zoning Commission shall hold not less than (1) public hearing thereon, notice of which shall be given by one (1) publication in one (1) or more newspapers of general circulation in the district at least ten (10) days before the date, time and place of such hearing. When the Zoning Commission has completed its recommendations for an amendment, it shall certify the same to the Board of Township Trustees.

After receiving the certification of a proposed amendment to the zoning resolution from the Zoning Commission and before adoption of any such zoning amendment, the Board of Township Trustees shall hold a public hearing thereon, notice of which at least ten (10) days prior to the date, time and place of which shall be given by one (1) publication in a newspaper of general circulation in the district. Such hearing may be continued from the time to time if in the public interest to do so.

No change in or departure from the text or maps of the amendment as certified by the Zoning Commission shall be made unless the same is first submitted to the Zoning Commission for its approval, disapproval or suggestions. If such changes are disapproved by the Zoning Commission, provisions so disapproved must receive the favorable vote of the entire membership of the Board of Township Trustees in order to be adopted.

After receiving a recommended amendment to the Zoning Plan from the Zoning Commission and holding a public hearing provided for, the Board of Township Trustees shall consider such recommendations and vote upon the recommended amendment to the zoning resolution. If the amendment to the zoning resolution is adopted by the Board of Township Trustees, it shall take effect thirty (30) days thereafter, unless within said period there is presented to the Board of Township Trustees a petition signed by a number of qualified voters residing in the unincorporated area of the Township or part thereof included in the amendment to the zoning resolution and affected by the amendment, equal to not less than eight percent (8%) of the total vote cast for all candidates in which a governor was elected, requesting the Board of Township trustees to submit the amendment to the electors of such area for approval or rejection, in which event the amendment shall not take effect unless a majority of the electors voting on the said issue shall approve the same.

SECTION XXII: AMENDMENTS

All applications for a Zoning Commission amendment or supplement, except those initiated by the Township Zoning Commission or Township Trustees, when filed shall be accompanied by a fee of \$300.00 in the form of cash, bank check, money order, or certified check. The failure of an applicant to pay the fee at the time of filing will result in the rejection of the application by the Zoning Commission.

A request for a change of a property or district from residential classification to business or industrial classification, or from business classification to industrial classification, may be made to the Zoning Commission, provided a definite plan is presented for consideration.

Any variance from the resolution in force, or change of a property or district to a lower classification, shall be done only with due consideration for the opinions of the owners of property within one-quarter mile distance of the boundaries of the property or district in question.

SECTION XXIII: BOARD OF APPEALS

There is hereby created a Board of Zoning Appeals of five (5) members, appointed by the Bristol Township Trustees, who shall be residents of the unincorporated area of the District. The term of each member shall be five (5) years, beginning January 1, except the terms of the original members shall be of such length and so arranged that the term of one member will expire each year. Each member shall serve until his successor is appointed and qualified. Vacancies shall be filled by the Board of Township Trustees and shall be for the respective unexpired term and the members of the Board of Zoning Appeals shall serve without compensation.

The Board of Zoning Appeals shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning laws or of this resolution or any amendments thereto.
2. To authorize, upon appeal, in specific cases, such variance from the terms of this zoning resolution as will not be contrary to the public interest, where owing to special conditions a literal enforcement of this provisions of the resolution or any amendments thereto will result in unnecessary hardship, and so that the spirits of the resolution shall be observed and substantial justice done.

In exercising the above mentioned powers, such Board may, in conformity with the provisions of law and this resolution and amendments thereto, reverse or affirm, wholly or partly, or may notify the order, requirement, decision or determination

appealed from and may make such order, requirements, or determination as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.

The Board of Zoning Appeals shall organize and adopt rules in accordance with the provisions of this zoning resolution. Meetings of the Board of Appeals shall be held at the call of the Chairman, or in his absence, the Acting Chairman, may administer oaths and the Board of Zoning Appeals may compel the attendance of witnesses. All meetings of the Board of Appeals shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or his absence of failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the Board of Township Trustees and shall be a public record.

Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or any officer of the Township affected by a decision to the Administrative Officer. Such appeals shall be taken within twenty (20) days after the decision by filing with the Officer from whom the appeal is taken and with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed was taken.

The Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, giving ten (10) days notice to the parties of interest, and decide the same within thirty (30) days after submitted, upon the hearing, any party may appear in person or by attorney, any person adversely affected by a decision of a Board of Zoning Appeals may appeal to the Court of Common Pleas of this County on the grounds that such decision was unreasonable or unlawful.

SECTION XXIV: ZONING REGULATIONS

It shall be unlawful to construct, reconstruct, enlarge, change, maintain, or use any building or to use any land in violation of any regulation or any provision of this resolution or amendment thereto.

Any person, firm, or corporation violating this resolution or any regulation, provision, or amendment thereto, shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined not more than one hundred dollars (\$100), each and every day during which such illegal erection, construction, reconstruction, enlargement, change, maintenance, or use continues, may be deemed a separate offense. A second offense within one (1) year shall be considered a misdemeanor of the fourth degree.

SECTION XXV: INTERPRETATION

In interpretation and application, the provisions of this resolution shall be held to the minimum requirements adopted for the promotion of public health, safety, morals, comfort and general welfare.

Nothing herein shall repeal, abrogate, annul, or in any way impair or interfere with any provision of law or any rules or regulation, other than zoning regulations, adopted or issued pursuant to law relating to the construction and use of buildings or premises.

Where this resolution imposes a greater restriction upon the use of building or premises or upon the height of buildings or requires larger yards than are imposed or required by other provisions of law, rules, regulations, covenants, or agreements, the provisions of this resolution shall control, but nothing herein shall interfere with, abrogate, or annual any easements, covenants, deed restrictions, or agreements between parties which impose restrictions greater than those imposed by this resolution.

SECTION XXVI: VALIDITY

Each section, subsection, provision, requirement, regulation, or restriction established by this resolution or any amendment thereto, is hereby declared to be independent, and the holding of any part to be unconstitutional, invalid, or ineffective for any cause shall not affect nor render invalid, the resolution or amendments thereto as whole or any other part thereof, except the particular part so declared to be invalid.

SECTION XXVII: RESOLUTION FOR REGULATING DRILLING AND OTHER OFF-TOWNSHIP ROAD OPERATIONS

Be it resolved by the Board of Township Trustees of Bristol Township that:

For the general safety, health, and welfare of the inhabitants of Bristol township, Trumbull County, Ohio, it is desirable and necessary for the Township Trustees to establish reasonable regulations and controls over drilling and gas and oil and other off-township road operations within said Township, together with those activities necessary and incidental to said drilling.

The following regulations shall be into effect immediately.

1. A permit shall be obtained for each well from the Zoning Inspector prior to commencing any drilling operations.
2. Prior to establishing a driveway to a drill site, the operator shall contact the Township Road Supervisor to establish the location and casing necessary for said driveway. Said casing to be of reinforced concrete pipe or equivalent steel with a minimum diameter of twelve (12) inches and forty (40) feet in length with drainage maintained at both ends of said casing, the casing shall be of sufficient diameter to carry the water coursing through the ditch.

3. All driveways to the separator units or oil storage tanks shall be slagged, stoned, or paved with asphalt concrete in a satisfactory manner.
4. All wheeled equipment is to be free of mud prior to entering the highway, so that no deposit is left on the highway.
5. No loading or unloading of oil or water is to be made from the road and blocking at the road is prohibited at all times.
6. Each pipeline undercrossing a hard-surfaced road will be installed by the boring method. The bore shall be at least three (3) feet below the flow line of all ditches and a deposit of three thousand dollars (\$3,000) made payable to the Bristol Township Trustees in the form of cash, bank check, certified check, or money order, prior to commencing any undercrossing, for any damage caused by the laying, maintaining, repairing of the pipeline. This money will be refunded by the Trustees if in their opinion the right-of-way traversed by the pipeline is restored in as good condition as it was before the line was laid after a period of twelve (12) months.

Each pipeline crossing at unimproved roads may be installed by other means with a deposit of five hundred dollars (\$500) per crossing. The other specifications shall be the same as the above paragraph.

7. All gas wells, oil and water storage tanks, and separator units shall be placed not nearer than three hundred (300) feet of right-of-way of the highway or street or railroad track, and no nearer than two hundred (200) feet to any residence or public building and the same shall be screened from view.
8. No fires shall be permitted within two hundred (200) feet of any gas well
or
storage tank.
9. Any violation of Section 1 through 8 inclusive, shall be fined not less than fifty dollars (\$50) nor more than one thousand dollars (\$1,000) for each offense.
10. Any person, corporation, or other entity wishing to construct a gas or oil well within the jurisdiction of Bristol Township shall post a bond for using such Township Road. A minimum bond rate shall be set at \$35,000/mile of use.

SECTION XXVIII: OUTDOOR SWIMMING POOLS

1. Definition: That for the purpose of this supplement, an “OUTDOOR SWIMMING POOL” is defined as any artificial water pool constructed of steel, masonry, concrete, aluminum, plastic, or any other material located out of doors, either above or inground, which has a square foot surface area of three hundred (300) square feet or more, or a water depth at any point of more than two (2) feet, or both.
2. Compliance required. That no outdoor swimming pool, which is not enclosed in a permanent building or like structure, shall be constructed or maintained in the Township unless and until the requirements and conditions of this supplement are complied with.
3. Distance between pool and property line. That every outdoor swimming pool hereafter built, must be so located upon the lot or parcel as to allow a safe distance between the pool and the property lines. A distance of fifteen (15) feet from each property side line and rear line and ten (10) feet to the rear of the main building to which said pool is accessory shall be presumed a minimum safe distance for such purpose.
4. Fence required. That every outdoor swimming pool heretofore or hereafter constructed shall have erected around it a barrier or fence which shall be of rigid construction and which shall be not less than four (4) feet in height, shall extend to within four (4) inches of the ground and shall contain, except for gates, no openings larger than six (6) inches square. Gates shall be securely locked when such pool is not in use by the owner thereof, or anyone using the same with the owner’s permission.
5. Conformance to natural grade. That every outdoor swimming pool hereafter constructed or created must substantially conform to the natural grade of the surrounding land, and no part thereof, other than a diving board or similar equipment or the fence referred to in subsection thereof, shall be higher than four (4) feet above such grade.
6. Drainage. That every outdoor swimming pool shall be so constructed that it can be drained into a township storm sewer, or shall have a sump located in its deepest part, for the purpose of pumping out all of the water into a sewer opening, sump well, or other adequate drain opening.
7. Permit required. That no pool regulated by this chapter shall be hereafter constructed or established unless a permit to do so is first obtained from the Bristol Township Zoning Inspector.
8. Recirculation and filtration. That every outdoor swimming pool shall be equipped with a recirculation system capable of filtrating the entire contents of the pool in 24 (24) hours or less.

SECTION XXIX: BRINE WELL REGULATIONS

Any person, corporation, or any other entity wishing to place or operate a brine well within the jurisdiction of Bristol Township for the purpose of disposing sale water brine and other waste products arising from the drilling for gas, oil, and/or other constituents thereof shall first obtain a permit to operate such facility from the Bristol Township Board. If a permit is granted, it shall be valid for a period of one year from the date of issuance. Each year the permit to operate must be renewed. Renewals shall be based, though not altogether on good performance during the preceding year. No cited violation can remain uncorrected prior to a renewal of permit for another year.

The applicant shall adhere to the regulations set forth by the Ohio Revised Code and the Bristol Township regulations as affecting the disposal of salt water brine and any other products arising from the drilling and production of gas, oil, and/or any other constituent thereof.

No brine well shall be put into place or operated for the purpose of disposing salt water brine and any other waste product arising from the drilling and production of gas, oil, and/or any other constituent thereof whose depth is less than any underlying strata of natural resource.

All brine wells used for the purpose of disposing salt water and any other waste product arising from the drilling and production of gas, oil, and/or any other constituent thereof shall be strictly maintained in accordance with the Ohio Revised Code and the Bristol Township regulations. Including, but not limited to, surface spillages and/or careless handling of brine and other waste products shall be construed as a threat to our natural environment and shall affect adversely against permit renewals. The licensee shall be responsible for all spillages on site as well as to patrol a distance of 200 feet on each side of the approach to the well site.

The Bristol Township Board or any of its members are herein granted the right to enter the well site at any time to inspect the operation of same. Furthermore, the Township Board, upon finding a violation, is granted the right, without hearing, to issue a violation notice sent by certified mail to the licensee which automatically serves as notice for that violation to be corrected within thirty (30) days. If the violation remains uncorrected within that period of time, the Township Board, following the 30-day period, is hereby given the right, without hearing, to close down the operation of the well and well site until that violation is corrected.

A violation shall be construed to mean when a regulatory provision of the Ohio Revised Code and/or the Bristol Township regulation is in a state of non-conformity.

Every violation shall be construed as prima facie evidence that a contractual nonconformity exists and shall be equated to a confessed breach of contract. Such

conditions shall not bring a financial litigation liability upon Bristol Township, rather, all such liabilities shall be borne by the licensee. The licensee may request in writing for an extension of time during which a given violation may be corrected. Such request shall be taken under advisement by the Township Board.

SECTION XXX: CULVERTS ON TOWNSHIP ROADS

A permit at no charge must be obtained from the Zoning Inspector before the installation of any driveway culverts. The property owner must finance the installation of the initial driveway culvert to specifications, and it must be approved by the Township Road Supervisor. After installation and final approval by the Road Supervisor, the Trustees will bear the cost of maintaining and repairing of the culvert during normal use. The property owner will bear the cost of covering over the culvert. Any tile not under a driveway will be at the property owner's expense.

SECTION XXXI: CONCRETE DRIVEWAYS

Concrete driveways shall not extend to within three (3) feet of the Township road berm. This is for the safety of snow removal equipment.

SECTION XXXII: FENCES OR WALLS

1. A fence or wall means any structure that is composed of construction grade materials erected in a manner to enclose property at or near the property line. Fences or walls must be maintained so as not to become dangerous to public safety or health.
2. A fence or wall shall be considered a structure and may be located no closer than three (3) feet from a side or rear property line.
3. Residential property lines or walls that extend into the front yard shall be no higher than four (4) feet in height from grade. From the front of the building to the rear property line the fence shall be no higher than eight (8) feet from grade.
4. Fences shall not encroach on any township, county, or state right-of-way, nor shall it be located where it would obstruct the visibility of approaching traffic to any adjoining property owner's driveway or road access drive.
5. Commercial property fences can maintain an eight (8) feet height for the entire perimeter.
6. Industrial property fences can maintain a twelve (12) feet height for the entire perimeter.

7. In the case of a corner lot, the four (4) feet provision also applies to the line for a road or street. No fence, wall, or shrubbery shall be maintained near a street or intersection so as to interfere with traffic visibility around the corner.
8. Property line partition fences on agricultural properties shall be constructed in accordance with the applicable provisions of the Ohio Revised Code for partition fences.
9. A permit is not required to erect a fence or wall.
10. Barbed razor wire is prohibited from residential fencing, but is acceptable for industrial/commercial use.

SECTION XL: DESCRIPTION OF BUSINESS DISTRICT

1. Situated in the Township of Bristol, County of Trumbull, State of Ohio, and more particularly described as follows: located as lots nos. 21, 22, 27, 28, and 36 of the survey of said Township, beginning at a point where the East right-of-way line of State Route 45 intersects the South right-of-way line of Route 88 at Bristol Center; thence South along the East line of Route 45, 2,640 feet to a point thence Easterly at right angles to the East right-of-way line of Route 45, 400 feet to a point; thence in a Northerly direction and at all times 400 feet Easterly from the right-of-way line of Route 45, to the Southern right-of-way line of Route 88; thence Westerly along the Southern line of Route 88 to the place of beginning.
2. Beginning at a point where the West right-of-way line of State Route 45 intersects the South line of Route 88 at Bristol center; thence South along the West line of Route 45, 2,640 feet to a point; thence Westerly at right angles with the West line of Route 45, 400 feet to a point; thence Northerly and at all times 400 feet Westerly from the West right-of-way line of Route 45 to the South right-of-way line of Route 88; thence Easterly along the South line of Route 88 to the place of the beginning.
3. Beginning at a point where the West right-of-way line of State Route 45 intersects the North line of Route 88 at Bristol center; thence northerly along the Western right-of-way of Route 45, 2,640 feet to a point; thence Westerly at right angles with the West right-of-way line of route 45, 400 feet distance West of the West line of Route 88, thence East along the North line of Route 88 to the place of beginning.
4. Beginning at a point where the east right-of-way line of Route 45 intersects the North right-of-way line of Route 88 at Bristol Center; thence North along the Eastern right-of-way line of Route 45, 2,640 feet to a point;

thence East at right angles with the East line of Route 45, 400 feet to a point; thence Southerly and at all times 400 feet to a point; thence Southerly and at all time 400 feet Easterly from the East right-of-way line of Route 45 to the North right-of-way line of Route 88; thence Westerly along the North line of Route 88; thence westerly along the North line of Route 88 to place of beginning excluding from the above the public park located at Bristol Center and also the old cemetery.

5. Beginning at a point where the East right-of-way of route 45 intersects the South line of Route 88, Bristol center, thence Easterly along the South right-of-way line of Route 88 to a highway known as Mahan-Denman Road; thence South along the West line of the Mahan-Denman Road to the Northeast corner of lands now or formerly owned by Lewis M. Miner; thence Westerly along said Miner North line to the Easterly right-of-way line of route 45; thence Northerly along the East line of Route 45 to the place of beginning.
6. Beginning at a point where the East line of Route 45 intersects the North boundary line of Route 88 at Bristol Center; thence Easterly along the North right-of-way line of Route 88 to the Mahan-Denman Road; thence Northerly along the West line of said Mahan-Denman Road a distance of 400 feet northerly from the North right-of-way line of Route 88 to the East right-of-way line of Route 45; thence South along the East line of Route 45 to a place of beginning, excluding from the above the old cemetery located near Bristol center and public park.
7. Beginning at a point where west right-of-way line of Route 45 intersects the South right-of-way line of Route 88 at Bristol Center; thence Westerly along the South right-of-way line of Route 88, 2,640 feet to a point; thence South at right angles to the South right-of-way line at Route 88, 400 feet to a point; thence Easterly and at all times 400 feet from the South right-of-way line of Route 88 to the West right-of-way line of Route 88, 400 feet to a point; thence Easterly and at all times 400 feet from the South right-of-way line of Route 88 to the West right-of-way line of Route 45; thence North along the West line of Route 45 to the place of beginning.
8. Beginning at a point where the West line of Route 45 intersects the North right-of-way line of Route 88 at Bristol center; thence Westerly along the Northerly right-of-way line of Route 88, 2,640 feet to a point; thence Northerly at right angles to the North right-of-way line of Route 88, 400 feet to a point; thence Easterly and at all times 400 feet Northerly from the North line of Route 88 to the West right-of-way line of Route 45; thence South along the West line of route 45 to the place of beginning, excepting from the above the cemetery lands west of Bristol Center. (A.) Rezone Route 45 and Route 88 an additional half mile commercial. Route 88 East to Oakfield North, West to Corey Hunt. Route 45 North to the North

Boundary of the Kenneth Swager Property on the West side and the North Boundary of the Donald Mackey property on the East side and South to Hyde Shaffer Road. Depth to be five hundred feet on both sides. Commercial property is now one half mile from the Center, with a depth of five hundred feet.

9. The following properties have been changed from residential to business per previous zoning requests.
 - A. Richard & Enid Mills, 1.50 acres adjacent to State Route 45 and Phelps Road.
 - B. D. & K. Crandall, 0.625 acres adjacent to State Route 45 and Phelps Road.
 - C. D. & E. Christine, 0.85 acres adjacent to State Route 45.
 - D. Bristol Spring Country Club, Inc., approximately 50 acres adjacent to State Route 45.

Ralph List, 1.053 acres adjacent to State Route 88.

SECTION XLI: DESCRIPTION OF INDUSTRIAL PROPERTIES

1. Bounded as follows: beginning at a point at the Southwest corner of Lot No. 36 where the West right-of-way line of a highway known as North Road intersects the South lot line of Lot No. 36; thence Northerly along the West line of said Highway to a point where the South boundary line of lands owned or formerly owned by R. & B. Davis, R. & B. Tilley, and J. & D. Saltzman is extended Westerly to the East right-of-way line of the PA. & A. Railroad; thence South along the East right-of-way line of said railroad to the South lot line of Lot 36; thence East along said lot line to place of beginning.
2. Property of R. & M. King, approximately 35 acres adjacent to State Route 88 and Oakfield North Road.

THE REMAINING AREAS OF THE TOWNSHIP SHALL BE CONSIDERED RESIDENTIAL DISTRICT.

Appendix A

In accordance with the revision to Section XIX, the Bristol Township Zoning Commission has adopted the following rates to charge for issuing the zoning certificates;

Residence:

Per \$ 1,000 valuation \$ 2.00
Value Figured at \$ 20.00 x per square foot

Garage:

Per \$ 1,000 valuation \$ 2.00
Value Figured at \$ 10.00 x per square foot

Business & Industrial:

Per \$ 1,000 valuation \$ 2.00
Value figured at \$ 20.00 x per square foot

Porches, Decks & Breezeways:

\$ 10.00 flat fee

Swimming Pools:

\$ 10.00 flat fee (not to include temporary or seasonal pools)

Formula to calculate fee:

Multiply square feet fee by square feet of structure
Divide by 1000, multiply by 2

Example: 1500 sq ft home x \$ 20.00 = \$ 30,000
\$ 30,000 divided by 1000 = \$ 30.00
\$ 30.00 x 2 = \$ 60.00
\$ 60.00 would be the fee for a 1500 sq ft home

Adopted By The Bristol Township
Zoning Commission On:

July 28, 2009