BRISTOL TOWNSHIP ZONING ORDINANCE

First Approved and Adopted
November 8, 1955

Addition and revisions to this ordinance
can be found in Appendix C

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:

Last Revision Date
7-16-19

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SECTION 1: 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 2: 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 3: 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 10 through 13 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 4: PUBLIC UTILITIES AND RAILROADS

This Resolution shall not apply to public utilities or railroads.

SECTION 5: CLASSIFICATION OF USES

For the purpose of this Resolution, the various uses of buildings and premises, see appendix E Bristol Twp. District Use Table, of this resolution, shall be classified as follows:

"R" DISTRICTS (RESIDENTIAL)

The residential district is a land use in which single-family housing predominates. Housing may vary significantly in residential districts. These include single-family housing and two family housing.

The following uses and no others shall be deemed class "R" uses and permitted in all "R" Districts.

Permitted Uses:

1. Single and two-family dwellings for residence purposes.
2. Accessory buildings incidental to the principal use, which do not include any activity conducted as a business.

Conditionally Permitted Uses: Conditional Zoning Certificates may be issued for the uses listed herein subject to the general and specific requirements of Section 33.

1. Institutions for human medical care: Hospitals, Nursing home, Rest home and Assisted-living facility.
2. Church and other buildings for the purpose of religious worship.
3. Public and Parochial Schools.
4. College, University and other public or private institution for higher education:
5. Public or quasi-publicly owned and/or operated park, playground, swimming, facility, golf course and other similar recreational facilities and/or uses.
6. Library, Museum.
7. Governmentally owned and/or operated building or facility, Fire Station, Township, Hall Community Center.
8. Roadside stands consisting of structures used for the display and sale of agricultural products.
9. Home Occupation
10. Wind Turbines
11. Signs non-moving: Reference sign definition and standards as outlined in section 35 of this zoning resolution. (Effective 10/16/2014)
12. Intermodal/shipping containers see Section 39 and Appendix E.

“B” DISTRICTS (BUSINESS AND COMMERCIAL)

A. The business and commercial district is any part of the township in which the land use is permitted for business and/or commercial activities such as shops, offices, gas stations and restaurants etc.

B. Any use permitted in an "R", "PRC", or "MH" District shall be permitted in a "B" District. In addition, the following shall be allowed:

1. 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.

2. 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.

C. Conditionally Permitted Uses:

1. Wind Turbines: See Section 36 and Appendix E

2. Use of intermodal containers/shipping containers. See Section 39 Intermodal Containers/Shipping containers and Appendix E.

“I” DISTRICTS (INDUSTRIAL AND MANUFACTURING)

The industrial and manufacturing district provides an appropriately designated area for industrial and manufacturing operations and employment purposes such as offices, wholesale and business service establishments, campus style industrial business parks and limited retail/personal service storefronts.

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 residential apartment district is where multiple separate housing units for residential (i.e. noncommercial) inhabitants are contained within one building or several buildings within one complex. These would include apartment buildings, multi-family housing, and condominiums.

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.

   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 building 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 planned residential community districts are where multiple separate housing units for residential (i.e. noncommercial) inhabitants are all within one contained development or sub-division.

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.

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:

(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:

(1) The boundaries of the entire planned residential community.

(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 mobile home park district is where multiple separate mobile or manufactured housing units for residential (i.e. noncommercial) inhabitants are all within one contained development or sub-division.

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.

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 access way 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 mobile home.

    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, devises, successors or assigns, to which 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:

    A. Name and Address of owner, and legal capacity of person filing the 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.

23. Transfer of ownership of an individual mobile home lot from a tract of land 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.

24. For the safety and welfare of the residents of "MH" Districts, speed control bumps shall be provided on all roads within the "MH" District.

SECTION 6: 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.

16. Human burial and interring of human cremated remains on private property is discouraged in Bristol Township but is permitted in recognized cemeteries in the township. If burial on private property is preferred then Ohio Revised Code, must be followed. For further information on cemeteries in Bristol contact the Bristol Cemetery Sexton at 330-240-4238. Scattering of ashes of human cremated remains are permitted on public property and on private property with the consent of the property owner.

SECTION 7: 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.

2. Any building arranged, intended or designed for a non-conforming use, the 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 or manufactured home has been removed from a parcel of land or lot where it was stationed, no other mobile or manufactured home is permitted to be stationed upon said land or lot if:
   a. it is less than one thousand (1000) square feet, and
   b. any side of the structure is less than twenty (20) feet wide, excluding garages, porches, decks, storage areas, and other such additions.

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 8: MINIMUM LOT WIDTH

A. No dwelling shall be erected in any district on a lot having a frontage of less than one hundred and fifty (150) feet on a public thoroughfare measured at the building setback line.

B. The minimum frontage for any lot in the "B" or "I" Districts, shall be one hundred fifty (150) 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.

C. Lot must comply with Section 9 Minimum Lot Area, Section 10 Set Back Building Lines, Section 11 Side Yard Clearance, Section 12 Corner Lot, Section 13 Rear Yard and Section 16 Parking Facilities.

D. 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. The owner of the land may seek a variance to resolve the issues. See Section 23 Zoning Board of Appeals.

SECTION 9: 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 to 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 10: 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 11: SIDE YARDS

1. 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.

2. 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.

3. 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.

4. For Fences or Walls, See section 32.

SECTION 12: 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 13: 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 14: 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 15: 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 16: 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.

5. The owner of the property used for parking and loading/unloading spaces shall maintain such areas in good condition without holes and free of all trash and debris.

6. Whenever a parking lot and/or loading area is located in or adjacent to a residential district, it shall be effectively screened on all sides which adjoin or face any property used for residential purposes, by a wall, fence, or planting screen. Such wall, fence, or planting screen shall be no less than (4) four feet in height and maintained in good condition.

SECTION 17: 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 18: 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 19: 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 20: 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 Zoning Certificate 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 certificates issued prior to their effective date.

SECTION 21: 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 22: 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 23: 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. The Ohio Revised Code 519.13 allows for expenses and compensation as approved and provided by the township trustees.

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 24: 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 25: 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 26: 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 28: 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 in ground, which has a square foot surface area of <u>four hundred and fifty</u> <u>(450)</u> square feet or more, or a water depth at any point of more than two <u>and one half</u> (<u>2 1/2</u>) feet, or both. <u>Temporary pools are pools that are only used during the summer season and removed during the off season (Fall, Winter and Spring) and do not require a fence. If not taken down it will be considered permanent and rules apply.</u>

Instructions for calculating square footage of a pool:

Measure the length of the rectangular or square pool. Measure the width. Multiply the length by the width of the pool to find the square footage. For instance, 15 feet (length) times 12 feet (width) equals 180 square feet.2

Measure a round pool across to find the radius, which is half the diameter. Find the square footage by multiplying the radius times the radius times 3.14 (pi). For instance, 14 feet (radius) times 14 feet (radius) times 3.14 (pi) equals 615.44 square feet.

Calculate the square footage of a L-shaped pool by dividing the pool into two rectangular or square sections. Measure the length and width of both sections and add the square footages (using step 1).
If one section is 12-by-10-feet and the other is 12-by-10-feet the result will be 120 plus 120 square feet equals 240 square feet.

Find the square footage of an oval pool by measuring the width and length at the center. Divide the two measurement by two to find the radii. Multiply the long radius by the wide radius by pi (3.14) to find the area. For instance, if the measurements are 30 feet long by 16 feet wide, the calculation would be 15 feet (length) times 8 feet (width) times 3.14 (pi) equals 376.8 square feet.
Any pool that does not meet the above described criteria, square foot surface area of four hundred fifty (450 square feet or more, or a water depth at any point of more than two and one half (2 1/2) feet, or both and/or is disassembled when not in use is defined as a temporary pool.

2. Compliance required:

A. 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.

B. Zoning certificate required. That no pool regulated by this chapter shall be hereafter constructed or established unless a certificate to do so is first obtained from the Bristol Township Zoning Inspector. A copy of Section 28 is to be provided to the applicant for the swimming pool. The owner of the property is responsible to insure all requirements of this section are adhered to. All Trumbull County Building Department Regulations pertaining to swimming pools are to be followed.

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. No pool shall be located in a front yard.

4. Fence required. That every outdoor swimming pool heretofore or hereafter constructed shall have erected around it a barrier (lockable or removable ladder) or fence with 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. Drainage on private property is permitted as long as the private property has enough acreage to sufficiently disperse the water, as determined by the presence of a leech field type septic system. Draining chemically treated water into a natural water way is not permitted as the chemicals used to treat pool water may disturb the wildlife in the body of water. In no case shall the pool be drained directly or indirectly onto an adjacent property. If the water must travel a distance where a drainage pipe is necessary, the pipe must be made of solid material and be located no less than fifteen (15) feet from the property line and if left in place longer than one year must be buried below grade using county plumbing codes.

7. Recirculation and filtration. That every outdoor swimming pool that is not drained daily shall be equipped with a recirculation system capable of filtrating the entire contents of the pool in 24 (24) hours or less.

SECTION 29: CONVENTIONAL BRINE INJECTION WELL(S) CLASS 2* AND CLASS 3*

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 saline water brine and other Class II and/or Class III waste products arising from the drilling for gas, oil, and/or other constituents thereof shall first obtain a Conditional Use Certificate to operate such facility

from the Bristol Township Board of Zoning Appeals.(See Section 33, Conditional Use Certificate and Appendix E, Conditional Use Table.) No residential or commercial conditional use certificates will be granted for this purpose. The initial Conditional Use Certificate fee is $10,000.00. If a Conditional Use Certificate is granted, it shall be valid for a period of one year from the date of issuance. Each year the Conditional Use Certificate to operate must be renewed. The renewal fee is $500.00. 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 a Conditional Use Certificate for another year.

The applicant shall adhere to the regulations set forth by the Ohio Revised Code, The Ohio Department of Natural Resources (ODNR), and the Bristol Township Zoning regulations as affecting the disposal of salt water brine and any other Class II and/or Class III products arising from the drilling and production of gas, oil, and/or any other constituent thereof. ODNR has state wide regulatory authority over these wells.

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 Class II and/or Class III 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, ODNR, and the Bristol Township Zoning 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 Conditional Use Certificate 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 of Trustees, 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 of Trustees, 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 Bristol Township Board of Trustees, 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, ODNR, and/or the Bristol Township Zoning 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 Bristol Township Board of Trustees.

*See the latest Ohio Department of Natural Resources guidelines for definition of Class II and Class III injection wells.

SECTION 30: CULVERTS ON TOWNSHIP ROADS

See Bristol Township Policy #139-2015 adopted August 19, 2015.

SECTION 31: DRIVEWAYS

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

2. The driveway width should be no less than ten (10) feet in width.

3. Private bridges are where a private road or driveway crosses a river, stream or other waterway. The bridge must support no less than 25 tons. Federal law describes a bridge as any span of 20 feet.

4. A zoning certificate is required, see Appendix A for the fee, and it must be obtained from the Bristol Zoning Inspector before the installation of a bridge.

5. The property owner must fund the bridge project and all inspections. The property owner must have it inspected by whomever Trumbull County uses at that point in time upon completion and every 5 years after. The phone number for the Trumbull County Engineer is (330) 675-2640 for information on current inspectors.

6. A copy of the permit must be displayed on the bridge or a copy given to the Bristol Fire Chief. Failing to comply with required inspections could result in altered emergency response.

SECTION 32: FENCES OR WALLS

1. Definition: Fence or Wall: A structure intended to prevent intrusion or escape, or to mark a boundary, which shall be constructed of material such as, wood, metal, (ornamental or chain link) brick, stone, solid (possibly hollow) plastic or similar durable materials in such so as not to take away from the surrounding aesthetics. Decorative structures designed as barriers shall be included. 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 fences or walls that extend into the front yard shall be no higher than four (4) feet in height from grade, and extend from the front of the building to a distance of not less than ten (10) feet from the road right of way side line that is closest to the property on which the fence or wall is located. From the front of the building to the rear property line, the fence or wall shall be no higher than eight (8) feet from grade.
4. Fences or walls shall not encroach within ten (10) feet of 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 or walls can maintain an eight (8) feet height, from grade, for the entire perimeter.
6. Industrial property fences or walls can maintain a twelve (12) feet height, from grade, for the entire perimeter.
7. In the case of a corner lot, the four (4) feet provision also applies to the right-of-way 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 zoning certificate and fee (see Appendix A) is required to erect a fence or wall.
10. Barbed razor wire is prohibited from residential fencing or walls. Barbed razor wire is acceptable for industrial/commercial use.
11. Electrified wire must be pulsated, written permission from neighbors is required and proper signs (caution electrified fence) must be posted.

SECTION 33: CONDITIONAL ZONING CERTIFICATES

33.1 Purpose

The purpose of this chapter is to provide for the issuance of Conditional Zoning Certificates for conditionally permitted uses that are generally compatible with the permitted uses in a zoning district in which they are listed, but which require individual review to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses.

These regulations are intended to ensure that conditional uses are reviewed in a reasonable and equitable manner, while safeguarding the property rights of all individuals and the public health, safety, convenience, comfort prosperity and general welfare of the community. This Section of the Zoning Resolution provides for a more detailed evaluation of each use listed as a conditional use in a specific district with respect to such considerations as location, design,

size, method(s) of operation, intensity of use, requirements for public facilities and traffic generation. In considering a proposed conditional use, the Board of Zoning Appeals may assign reasonable requirements to ensure that the proposed development is appropriate in the location in which it is proposed.

33.2 Procedures for making Application

An application (see Appendix D) for a Conditional Zoning Certificate for any land use or structure listed as a conditionally permitted (see Appendix E) use under this Zoning Resolution shall be submitted in accordance with the following procedures:

Submission of Application: The owner, or agent thereof, of property for which a conditional use is proposed shall file with the Zoning Inspector an application for a conditional zoning certificate accompanied by payment of the required nonrefundable fee as established by the Board of Township Trustees (See appendix A). The application shall, at a minimum, contain the following information:

(1) The application form completed by the applicant.
(2) Site plan, plot plan or development plan of the entire property being considered, drawn to a reasonable scale and showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs and other information as the Board may require to determine if the proposed Conditional Use meets the intent and requirements of this Resolution.
(3) A list containing the names and mailing addresses of all owners of property within 500 feet from the subject parcel as appearing on the County Auditor's current tax list.

The zoning inspector shall review the application, and if found to be complete, transmit it to the Board of Zoning Appeals within seven days of its receipt.

33.3 Public Hearing

The Board of Zoning Appeals shall hold a public hearing within thirty (30) days upon receipt of an application for a conditional zoning certificate.

Notice of Public Hearing: Notice shall be given in one or more newspapers of general circulation at least ten (10) days before the date of the hearing. The notice shall set forth the time and place of the public hearing and the nature of the proposed conditional use.

Notice to Parties in Interest: Written notice shall be sent to all adjoining property owners listed in the application at least ten (10) days before the date of the hearing. The notice shall contain the same information as required for notices published in the newspaper.

33.4 Review and Basis of Determination

The Board of Zoning Appeals shall review the proposed conditional use, as presented on the application and plans submitted, to determine whether or not the proposed use is appropriate and in keeping with the purpose and intent of this Zoning Resolution. In making such a determination, the Board of Zoning Appeals shall find that both the general criteria established for all conditional uses and the specific requirements established for that particular use as set forth in this Section of the Zoning Resolution, are satisfied by the establishment and operation of the proposed use.

33.5 Action by the Board of Zoning Appeals

Within thirty (30) days after the conclusion of the public hearing, the Board of Zoning Appeals shall take one of the following actions:

(1) Approve the issuance of the conditional zoning certificate by making an affirmative finding in writing that the proposed conditional use satisfies all the requirements set forth in this Section of the Zoning Resolution, and that such use will neither result in significant negative impacts upon nor conflict with surrounding uses. Such written findings may also prescribe supplementary conditions and safeguards.
(2) Make a written finding that the application is denied specifying the reasons for disapproval

33.6 Terms and Duration of a Conditional Zoning Certificate

(1) A conditional zoning certificate shall be deemed to authorize only one particular conditional use on a specific parcel for which it was approved.
(2) A conditional zoning certificate shall become void if such conditionally permitted use has not been instituted or utilized within one year of the date of its approval.
(3) The breach of any condition, safeguard or requirement of the terms under which the conditional zoning certificate is granted shall automatically invalidate the certificate granted and shall constitute a violation of this Resolution.

33.7 General Criteria for all Conditional Uses

A conditional use, and uses accessory to such conditional use, shall be permitted in a district only when specified as a permitted conditional use in said district. A proposed conditional use shall comply with the following general criteria, which are in addition to specific conditions, standards and regulations set forth in this Section. The Board of Zoning Appeals shall review that particular fact and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence that:

(1) Will be harmonious with and in accordance with the general objectives of the District or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption.

(2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not essentially change the essential character of the same area;
(3) Will not be hazardous or disturbing to the existing and future use and enjoyment of properties in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood;
(4) Will not be detrimental to or endanger the public health, safety or general welfare;
(5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection and should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for such public services and facilities.
(6) Will be in compliance with State, County and Township regulations;
(7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.

33.8 Specific Conditions for Conditional Uses
In addition to the general criteria, the following specific conditions shall apply.

A. Supplementary Conditions and Safeguards: Nothing in these regulations shall prohibit the Board of Zoning Appeals from prescribing conditions and safeguards that are in addition to these requirements in order to ensure compliance with the general criteria set forth herein.

B. Conformance with District Regulations: A conditional use shall conform to the regulations of the district in which it is located and to other substantive requirements of this Zoning Resolution, as well as satisfy the conditions, standards and requirements of this Section. Whenever there is a difference between the provisions of the conditional use regulations and the district regulations, the provisions of this Section shall prevail, unless clearly indicated differently in the regulations.

C. Overall Development Standards:

(1) The Board of Zoning Appeals may limit the hours of operation to ensure that a conditional use is compatible with the surrounding uses.
(2) No lighting shall constitute a nuisance and in no way shall impair safe movement of traffic on any street or highway. All outside lighting shall be shielded from adjacent properties.
(3) Floodlights, loudspeakers or similar structures shall not be erected or used in any manner that will cause hazards or annoyance to the public generally or to the occupants of adjacent property.
(4) Landscaping and buffering shall be provided in compliance with the applicable sections of the Zoning Resolution.

(5) The proposed use shall not generate excessive noise, odor, dust or smoke beyond the premises. In order to minimize any effects of the above, the Board of Zoning Appeals may require all applicable surface areas to be paved, and impose additional noise reduction measures, including mounding, landscaping and sound barriers, to ensure that the level of noise is less than or the same as the prevailing noise levels of permitted uses in the district in which the conditional use is proposed.
(6) All trash receptacles shall be adequately screened.
(7) In a residential district, on lots of one (1) acre or more, all points of entrance or exit should be no closer than 75 feet from an intersection.

33.9 Supplemental Regulations for Certain Uses
The following specific conditions, standards and regulations for certain conditional uses are in addition to the criteria and standards set forth in this Section.

A. Hospital, Nursing Home and Assisted Living Facility

(1) Such use shall be located on an arterial or collector street or have direct access to an arterial or collector street without going through a residential neighborhood.

B. Church/Place of Worship; Library; Museum; School, Public or Private; Institution for Higher Education

(1) Such use shall be located on an arterial or collector street or have direct access to an arterial or collector street without going through a residential neighborhood.
(2) All activities, programs and other events shall be directly related to the conditional use permit so granted.

C. Outdoor recreation; Campground; Golf Course; Public Park or Playground; Swimming Facility

(1) The proposed use shall not generate excessive noise, odor, dust or smoke beyond the premises.
(2) Only retail uses which are customarily accessory or incidental to the main recreational use shall be permitted, and shall include such uses as refreshment stands, souvenir stands and concession stands.

SECTION 34: SUBSTANTIALLY SIMILAR USES

34.1 Procedures and Requirements

Where a specific use is proposed that is not listed or provided for in this Resolution, the Board of Zoning Appeals may make a determination, upon appeal, that the proposed use is substantially similar to a specific use that is listed or provided for in this Resolution. If the Board finds that a use is substantially similar to a specific use listed in this Resolution, the substantially similar use is deemed to be a permitted use in those districts where the specific use is permitted, and conditionally permitted in those districts where the specific use is a

conditionally permitted use. The determination as to whether a use is similar to uses permitted by right shall be considered as an expansion of the use regulations of the district and not as a variance applying to a particular situation. Any use found similar shall thereafter be included in the enumeration of uses permitted by right.

In formulating a determination that a proposed use is a substantially similar use, the Board shall follow the procedures relating to appeals and variances as specified in Section 22 of this Resolution.

34.2 Remedy for Denial

If the Board determines that a proposed use is not substantially similar, remedy may be sought by the appellant through the application for the amendment of the zoning classification of the property in accordance with the procedures and requirements as specified in Section 25 of this Resolution.

34.3 Standards for Substantially Similar Uses

(a) The compatibility of the proposed use with the general classification system as specified for that district.
(b) The nature, predominant characteristics, and intensity of the proposed use in relation to those uses specified in the district as being permitted, or in the case of a conditional use, conditionally permitted, in that district.
(c) The size, dimensional requirements, parking requirements, traffic generation potential, and other regulatory considerations normally associated with uses permitted in that district.

34.4 Effect of Determination

Should a use be determined to be substantially similar to a specific permitted or conditionally permitted use provided for in this Resolution, it shall then be permitted in the same manner and under the same conditions and procedures as the use is permitted to which it has been found to be substantially similar.

34.5 Record of Substantially Similar Uses

The Zoning Inspector shall maintain as a public record a listing of all uses which have been determined to be substantially similar. This Public Record will be maintained as Appendix H of the Bristol Twp. Zoning Resolution. For each such use, the record shall include the use as listed in the Resolution, the use unlisted in the Resolution about which the determination of substantial similarity was made, and the dates of any actions thereupon by the Board of Zoning Appeals. The record shall also contain the same information for all uses which have been determined not to be substantially similar. The Zoning Inspector shall consult the record in the process of issuing future permits.

SECTION 35: SIGN REGULATIONS

Purpose

The purpose of these sign regulations is to promote and protect the public health, safety and welfare of the citizens of Bristol Township and promote an attractive physical environment establishing uniform standards for the size, height, location, setback, lighting and other requirements for the character, appearance, installation and maintenance of signs.

Scope

The regulations of this section shall govern and control the erection, enlargement, expansion, alteration, operation, maintenance and relocation of any sign that is visible from any street, sidewalk or public/private common open space. These regulations shall also govern the removal of signs determined to be physically unsafe or which create a safety hazard to the public. The regulations of this section shall be in addition to any provisions of Chapter 5516 of the Ohio Revised Code and the Ohio Basic Building Code (OBBC) applicable to the construction and maintenance of signs.

Zoning Certificate Required

No sign shall be erected, enlarged, expanded, altered, relocated or reconstructed on public or private property, unless all provisions of this section have been met and a zoning certificate issued by the Zoning Inspector. See Appendix A for zoning certificate fee.

General Requirements for all Signs and Districts

The following regulations and restrictions shall apply to all signs located and erected within the Township of Bristol, regardless of type, style, location, design or other classification.

<u>Location:</u>
A) No sign shall be located within the right-of-way of any public or private road within the township, except publicly owned signs, such as traffic control signs and directional signs.

B) All signs and their supporting structures shall maintain clearance from surface and underground utilities, conduits or easements for water, sewage, gas, electricity or communications equipment.
C) The placement of signs and their supporting structures shall not interfere with natural or artificial drainage ways.

<u>Lighting:</u>
A) Movement:

1. No sign shall incorporate scrolling/streaming/moving text or animated images. Nor shall any sign incorporate the illusion of scrolling/streaming/moving text or animated images. These types of signs are prohibited in the "R" and "RA" districts. (See appendix E)
2. These signs are conditionally permitted (see section 33) in the "B" and "I" districts, special consideration should be given to ensure the signs do not cause a distraction or nuisance to the residences that are adjacent or bordering the"B" and "I" districts. (See appendix E)

B) Intensity: Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lights, or incorporate reflective materials which imitate or create the illusion of flashing or moving lights.
C) Illumination: In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination there from, to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or other nuisance.

Sight interference:

A) No sign shall be permitted that interferes with the visibility of pedestrian or vehicular traffic entering, leaving or operating on thoroughfares.

Design, Construction and Maintenance:

A) All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Resolution at all times. Should any sign be or become unsafe or be in danger of falling, the owner shall upon receipt of written notice from the Bristol Zoning Inspector proceed at once to put such sign in a safe and secure condition or remove the sign.

Measurement Standards:

Sign area shall include the face of all the display area of the sign, not including the bracing, framing and structural supports of the sign, unless such support members are made part of the message or face of the sign. The area of letters, numbers or emblems mounted on a building wall shall be computed by enclosing such letters, numbers or emblems with the smallest single continuous perimeter.

Specific Requirements for Certain Signs
The regulations set forth herein shall apply to all permitted signs:

A. Free-Standing Signs

All free standing signs shall be erected in a landscaped setting. Neither the landscaping nor the ground sign shall obstruct the view of vehicles entering or exiting the property.
1) Residential Districts: Free standing signs shall be permitted for all uses and shall conform to the following:
a) Ground sign shall be located no closer than ten (10) feet from the street right-of-way line. Such sign shall be located no closer that twenty-five (25) from any side lot line.
2) Non-Residential Districts: Free standing signs in non-residential districts shall conform to the following:
a) Free standing signs/on premises signs not over thirty (30) feet in height, having a maximum total sign area on one hundred (100) square feet per display area and located not closer than ten (10) feet to any street right-of-way line and not closer than thirty (30) feet to any adjoining lot line may be erected to serve a group of business establishments. There shall be only on free-standing sign for each building, regardless of the number of businesses conducted in said building.

B. Wall Signs:

1) Residential Districts: Not Permitted
2) Non-Residential Districts:
Wall signs in non-residential districts shall conform to the following:
a) On premises wall signs pertaining to non-conforming use shall be permitted on the same premises of such use provided the area of such sign does not exceed twelve (12) square feet.

C. Temporary Signs:

Residential Districts and Non Residential Districts:

Temporary signs may be permitted and shall conform to the following:

a) One temporary sign may be permitted for non- commercial special, civic, and institutional events for a period of sixty (60) days.
b) One temporary sign may be permitted in the commercial/business district or industrial district for a period of sixty (60) days. The sign must be maintained in good structural condition.

Exemptions

Signs that are exempt from the provision of these regulations shall be permitted, but shall not be illuminated nor animated unless as specifically provided and shall not extend nor be placed in a required right of way.
A) Real estate signs not exceeding six (6) square feet in area in any Residential district which advertise the sale, rental or lease of the premises. Open House signs may be permitted, but shall be erected no more than 5 days prior to and removed the day of the open house.

B) Professional or occupational name plates
C) Temporary signs denoting the architect engineer, or contractor when placed upon work under construction, to be removed upon completion of the building.
D) Memorial signs or tablets, names or buildings, and date of erection when cut in to any masonry surface or when constructed of bronze or other noncombustible materials.
E) Traffic signs, legal notices, railroad crossing signs, and temporary emergency signs.
F) The flag, pennant, or insignia of any nation, state, city, township or other political unit or educational, charitable, philanthropic, civic, professional, religious or like campaign, drive, movement, or event. No political signs are permitted on any property owned by Bristol Township; examples, the park, cemeteries, fire department, but not limited to these areas.
G) "No trespassing" signs or other such signs regulating the use of a property such as "no hunting", "no fishing", etc.
H) Changing of the advertising copy or message of an approved painted or printed sign.
I) Poster signs when exhibited from inside a window.

Prohibited Signs

A) Signs that display any written or graphic message that is lewd, lascivious or obscene.
B) Any sign, whether otherwise allowable or exempt under this Section, that constitutes a traffic safety hazard; obstructs the vision of motorists or pedestrians; interferes with any official traffic control devices; utilizes flashing or revolving red, green, blue or amber lights; or utilizes the words "stop", "look", "danger" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.
C) Signs that contain any mirror or mirrored device.
D) Cemetery Fence: See Cemetery Rules: No signs are permitted per Bristol Twp. Trustees Motion #134-2015, adopted on July 21, 2015.

Administration Procedures

Upon filing of an application for a Zoning certificate, the Zoning Inspector shall examine the plans and specifications, and may inspect the premises upon which the sign is proposed to be erected or affixed. If the proposed sign is in compliance with all the requirements these regulations and other applicable codes, a certificate will be issued. Any certificate issued in accordance with this section shall automatically become null and void unless the work for which it was issued has visibly commenced within six (6) months of the date of issue or if the work authorized by it is suspended or abandoned for one year.
Any sign subject to regulations by the Ohio Department of Transportation (ODOT) under Ohio Revised Code Chapter 5516 and which is required to obtain a state permit shall not be issued a zoning certificate without evidence that the state permit has first been issued, or notification from ODOT that a state permit is not required.

An application for a sign certificate shall be made to the Zoning Inspector and shall include the following:
A) Detailed drawings of the sign showing the color, design, size, background, and material of the sign and the frame or structure;

B) A complete building sketch or photograph showing the location of the sign and its relationship to the building, the site, the adjacent parcels and parking lots, drives and sidewalks.
C) A certificate fee for each sign application, pursuant to the current fee schedule.

Non-Conforming Signs

Any sign lawfully erected and in existence on the effective date of these regulations which does not meet the requirements may be maintained as a legal non-conforming sign provided it has not become a safety hazard.

Maintenance and Removal of Signs

All signs shall be maintained in good structural condition and in conformance with these regulations and all applicable building codes. The Zoning Inspector shall have the right to order the repair or removal of any sign which is defective, damaged or substantially deteriorated. When a sign is removed for any reason, a new certificate for future installation of the sign shall be obtained, or all mast arms, guys of any nature, clips, brackets and all structures of the old sign shall be removed with the sign.
When a Zoning Inspector finds, upon investigation, that a sign endangers the public safety by reason of its location and placement; is dangerous or materially, electrically or structurally defective; has been abandoned, or for which no required certificate has been issued, such sign shall be declared a public nuisance. The Zoning Inspector shall notify the owner of the sign and the owner of the land on which the sign is located, by certified mail, of such findings. Such notice shall advise the sign and property owners that the sign has been declared a public nuisance and shall be removed within thirty (30) days from the date of notification. Failure to remove the sign within the stated period shall constitute a violation of these Regulations. The sign owners or property owners may appeal such decision to the Board of Zoning Appeals.

Definition of terms

The words, terms, or phrases used in this section shall be defined as follows;

Abandoned Sign **-** A sign which for a period of at least sixty (60) consecutive days no longer advertises or identifies a legal business establishment, product or activity.
Alteration – Any change in copy, color, size or shape, which changes appearance of a sign, or a change in position, location, construction or supporting structure of a sign, except that a copy change on a sign is not an alteration.

Area of Sign **-** Refer to measurement standards.

Building Identification Sign **-** Any sign containing the name or address of a building and may include hours of operation and emergency information, such sign being located on the same site as the structure.

Construction Sign **-** A non-permanent sign identifying the persons, firms or business directly connected with a construction project.

Directional Sign - A permanent instructional sign located on private property at or near the public right-of-way, directing or guiding vehicular traffic onto the property and/or toward parking or other identified locations on the property.

Freestanding Sign - Any sign which is permanently affixed in or upon the ground, attached to any building or structure, supported by one or more structural members. Free standing signs may consist of a variety of types including Low Profile Ground Mounted, Monument, Pole and Pylon. See Appendix F.

Governmental Sign - A sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance or other governmental regulation.

Holiday Decorations - Signs or displays including lighting which are a non-permanent installation celebrating national, state, and local holidays or holiday seasons.

Illegal Sign - Any sign placed without proper approval or permits as required by this Code at the time of sign placement. Illegal sign shall also mean any sign placed contrary to the terms or time limits of any permit and any nonconforming sign which has not been brought into compliance with any applicable provisions of this Code.

Illuminated Sign - Any sign for which an artificial source of light is used in order to make readable the sign's message, including internally and externally lighted signs and reflecting, glowing or radiating signs.

Instructional Signs - A sign clearly intended for instructional purposes, as determined by the Zoning Enforcement Officer, shall not be included in the permitted sum of the sign area of identification wall signs, provided such sign is not larger than necessary to serve the intended instructional purpose, and such sign are not in a location, nor includes design characteristics, that constitute or serve the purposes of an identification sign.

Logo - An emblem, letter, character, pictograph, trademark, or symbol used to represent any firm, organization, entity, or product.

Political and Noncommercial Signs - Any sign designed for the purpose of supporting or opposing a candidate, proposition or other measure at an election or for any other noncommercial expression not related to the advertisement of any product or service or the identification of any business.

Real Estate Sign - Any non-permanent sign pertaining to the sale, exchange, lease, rental, or availability of land, buildings, condominium and similar units, or apartments. Such signs may include building name and address, price and amenities, identity of seller or broker, and similar information.

Sign - Any name, figure, character, outline, display, announcement, or device, or structure supporting the same, or any other device of similar nature designed to attract attention

outdoors, and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and supports or anchoring thereof. A sign shall not include any architectural or landscape features that may also attract attention.

Sign Face - An exterior display surface of a sign including nonstructural trim exclusive of the supporting structure.

Special Event Sign - Any temporary or non-permanent sign advertising or pertaining to any civic, patriotic or special event of general public interest.

Temporary Sign - A sign which is neither permanently anchored to the ground or permanently affixed to a structure, nor mounted on a chassis, and is intended to be removed after a limited period of display.

Wall Sign - Any sign attached to or painted on the exterior wall of a building or structure in a plane parallel or approximately parallel to the plane of said wall. See Appendix F.

Window Sign - Any sign that is viewable through and/or painted or affixed in any manner to a window or exterior glass door such that it is intended to be viewable from the exterior (beyond the sidewalk immediately adjacent to the window), including signs located inside a building but visible primarily from the outside of the building.

SECTION 36 WIND TURBINES:
CONSISTING OF ONE UNIT OF LESS THAN 5 MEGA WATT

Intent:

The intent of the small wind project resolution is to establish guidelines for the location of small wind projects in Bristol Township. Bristol Township recognizes in some specific instances and under carefully controlled circumstances, it may be in the public interest to permit the placement of small wind projects consisting of one unit, less than 5 MW in accordance with O.R.C. 519.213, in certain areas of the township. Bristol Township also recognizes the need to protect the scenic beauty of the township from unnecessary and unreasonable visual interference, noise radiation and environmental impacts and that small wind projects may have negative health, safety, welfare and aesthetic impacts upon adjoining and neighboring uses. As such, this resolution intends to:

1. Protect residential and agricultural areas from any potential adverse impact from wind turbines.
2. Permit (SEE Section 33 Conditional Use Certificate) said wind turbines in selected areas by on-site residential, commercial or industrial users, subject to the terms and conditions hereof.
3. Ensure the public health, welfare and safety of the township's residents in connection with wind turbines.

4. Avoid potential damage to real and personal property from wind turbines or the failure of such structures and their related operations.

Definitions:

Accessory Structure - structures such as sheds, storage sheds, pool houses, unattached garages and barns.

Anemometer - an instrument that measures force and direction of wind.

Clear fall zone - an area surrounding the wind turbine unit, in which the wind turbine and/or components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined with the property lines of the primary parcel where the turbine is located. The purpose of the clear fall zone is such that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel.

Cowling - a streamlined removable cover that encloses the turbine's nacelle.

Decibel - a unit of relative sound equal to ten times the common logarithm of the ratio of two readings. For sound, decibel scales run from zero for the least perceptible to 130 for sound that causes pain.

Nacelle - sits atop the tower and contains the essential mechanical components of the turbine to which the rotor is attached.

Primary structure - for each property, the structure that one or more persons occupy the majority of the time on that property for either business or personal reasons. Primary structures include residences, commercial buildings, hospitals, and day care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, garages and barns.

Professional engineer - a qualified individual licensed in Ohio as a Professional Engineer.

Megawatt (MW) - a unit of power equal to one million watts.

Small wind project - any wind project less than 5 MW, in accordance with O.R.C. 519.213, which includes the wind turbine generator and anemometer.

Wind turbine- a device that converts the flow of a fluid (air, steam, water, or hot gases) into mechanical motion that can be utilized to produce electricity.

Wind energy device-a wind energy conversion device (usually a turbine) that produces electricity. Turbines are typically manufactured as "Horizontal Axis "or "Vertical Axis". Wind energy devices can be classified as industrial agricultural or domestic.

Wind power turbine owner - person(s) who own the wind turbine.

Wind power turbine tower - the support structure to which the turbine and rotor are attached.

Wind power turbine tower height - the distance from the rotor blade at its highest point to the top surface of the ground at the site.

Wind Projects

Wind projects as defined herein shall be permitted in all zoning districts with the township as a conditional use (see Section 33 Conditional Use Certificate), subject to the following conditions:

A. Wind projects of 1 MW or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) and at the Public Utilities Commission of Ohio (PUCO), and shall be required to meet all OPSB regulations.

B. **Maximum Height**: the maximum heights of any turbine tower shall be determined by the size of the lot on which it is to be sited; however, no wind turbine shall exceed 125 feet. For the purposes of this Resolution, the maximum height shall be considered to be the total height of the turbine system, including the tower and the maximum height of the turbine's blades. Maximum height shall, therefore, be calculated by measuring the length of the blade at maximum vertical rotation to the top surface of the ground.

C. **Setbacks**: Any turbine tower erected on a parcel of land shall comply with accessory structure setbacks and side and rear yard clearances provided within the zoning district in which the tower is erected. A turbine will need to be erected and placed in such a manner that if it were to fall, whatever direction the fall occurs would be contained solely on the property where the turbine in located and would not strike any structures including the primary dwelling, and accessory buildings or uses. Siting a turbine tower in front of the primary structure will require an appeal to the Zoning Appeals Board.

D. **Maintenance**: Wind turbines shall be maintained in good working order. The current turbine tower owner or property owner shall, within 30 days of permanently ceasing operation of a wind turbine, provide written notice of abandonment to the Zoning Inspector. An unused wind turbine may stand no longer than 12 months following abandonment. All costs associated with the demolition of any wind turbine and associated equipment shall be borne by the current wind turbine owner or current property owner. A wind turbine is considered to be abandoned, when it ceases transmission of electricity for 30 consecutive days. Unless this inactivity is due to mechanical problems or replacement parts not being readily available. Wind turbine towers/small wind projects, that become inoperable for more than 12 months, must be removed by the current wind turbine owner or current property owner, within 30 days of the issuance of a zoning violation by the township Zoning inspector. Removal includes the removal of all apparatuses, supports, and/or other hardware associated with the existing wind turbine tower or other small wind project.

E. **Decibel levels**: Decibel levels shall not exceed 60 DBA as measured at the closest neighboring inhabited dwelling. Any and all noise complaints shall be civil matters between the property owners and shall be handled through the civil court system.

F. **Wiring and Electrical Apparatuses**: All wires and electrical apparatuses associated with the operation of the wind turbine unit shall meet all applicable local, state and federal codes, including the County Building Regulations and Residential Building Code of Ohio.

G. **Fencing:** The wind turbine shall be fenced with a minimum 6 feet and maximum 10 feet in height fence, in such a manner as to prevent unauthorized persons from having access to the structure and equipment. The fencing requirement of this section supersedes Section 32.

H. **Warning signs:** Appropriate warning signs to address voltage and trespassing issues shall be posted in a visible location on the fence surrounding the turbine tower and shall conform to all existing sign requirements. Signage shall also display current emergency contact numbers.

I. **Other signage:** Other signage than that described in "H" above, including advertising on the wind turbine tower or surrounding fence is strictly prohibited.

J. **Lighting:** The only permitted lighting on a wind turbine tower is that required by the Federal Aviation Association (FAA) and the Federal Communications Commission (FCC).

K. **Building permits:** All small wind projects and parts thereof shall obtain all applicable building permits from the State of Ohio and Trumbull County Building Department Regulations where required.

L. **Roof top mounted turbines:** Roof top mounted turbines shall be permitted as conditional uses in commercial and industrial districts.

M. **Mono-pole towers:** shall be permitted as conditional uses.

N. **Zoning Certificate:** A certificate shall be required before construction can commence on an individual wind project system, including wind turbine towers. This section is a conditional use in all districts of Bristol Township, and as such must comply with Section 33 for a Conditional Use Certificate. As part of the certificate process, the applicant shall consult with the County Building Inspector as to whether additional height restrictions or other regulations are applicable due to the unit's location in relation to any local airports. Applicant shall then provide the Zoning Inspector with the following items and/or information when applying for a certificate:

1. The total size of the unit.
2. An application or proof of application to the Trumbull County Building Department. Verification, from the County Building Inspector, that no additional regulations apply to the wind project.

3. A list and/or depiction of all safety measures that will be on the unit, including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring, anchors, warning signs and any necessary FAA and/or FCC lighting.
4. Data specifying the kilowatt size and generating capacity in kilowatts of the particular unit.
5. A hazardous materials disposal plan including Material Safety Data Sheets.
6. The maximum decibel level of the particular unit. The manufacturer shall provide this information.
7. A site drawing, prepared by a professional engineer, showing the location of the unit in relation to existing structures on the property, roads and other public rights of way, and neighboring property lines.
8. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the zoning certificate application and certificate.
9. Utility company documentation as to what will happen to any excess power that may be generated.
10. Documentation that addresses ice throw, with engineering data that the setbacks and/or composition of the rotors will be sufficient to prevent damage from ice thrown from the blades.
11. The turbine, including prop blades, turbine, cowling, tower etc. shall remain in the color provided by the manufacturer, in a non-reflective neutral such as white or gray. And logos, advertising, or identification marks other than those of the manufacturer and model type are strictly prohibited.

N. Utility companies regulate the type of turbine(s) that can be installed into their grids, and limit 300 KW hours on 3 phase grids and 25 KW hours on 1 (single) phase grids.

Aesthetics:

The following provisions shall be applied to the aesthetic issue of wind turbines:

A. The turbine, including prop blades, turbine, cowling, tower, etc. shall remain in the color provided by the manufacturer, preferably a non-reflective neutral such as white or gray, with logos, advertising, or identification marks other than those of the manufacturer and model type to be prohibited.

B. A requirement as to color being neutral and non-reflective assures that the wind turbine will have less aesthetic impact on neighboring properties.

SECTION 37: COMMERCIAL BUILDING DESIGN STANDARDS

1. Building Finish and Colors:

a. All buildings and structures shall have an equal level of finish on all sides and shall utilize no more than two primary materials with one or two accent materials. The quality of

materials and design used on the front façade of the building should not substantially diminish at the rear or sides of the building, except where a wall adjacent to another structure would not be visible.

b. Building colors shall be subtle, neutral and earth tones. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.

c. A single, coordinated color scheme shall be utilized for all structures. The color scheme shall have one predominant color and may use additional colors to accent, trade mark, or otherwise provide interest or to achieve a more compatible scale for the individual structure.

d. The color, surface finish and texture of primary building materials shall have the appearance of split face block, brick, stone, E.I.F.S (Exterior Insulation and Finishing System, i.e., dryvit, synthetic stucco or wood). The surface finish and texture of building materials shall not have the appearance of exposed concrete block.

2. The sides of a building, open to public view, (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank, flat walls. Blank, flat walls must be painted to match the décor of the rest of the building.

3. The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited

4. Screening of Waste Receptacles:

a. Waste receptacles shall be screened on all sides by a six (6) foot high fence, wall, and or gate constructed in a manner consistent with the design of the main building. Gates or other openings to the screened waste receptacle area shall be oriented so they are not visible from the public right-of-way.
b. Waste receptacle shall not exceed six (6) feet in height.
c. Waste receptacles shall not be located in the area between the main building and the public right-of-way.

5. All Commercial and government buildings are encouraged to have reflective numeric address signs on the front of the building, mail box, or sign to be visible from the road. The numbers on the sign will be no less than four (4) inches in height

SECTION 38: EXOTIC ANIMALS

To ensure that residents are aware that the State of Ohio law(s) regulate Exotic Animals. The Ohio Revised Code Section 935.01-935.99, which was signed into law on June 5, 2005, specifies many species of animals that are not permitted in the state of Ohio. The Ohio Department of Agriculture is the Administrative Branch that enforces the law. Any known violations will be reported to the Ohio Department of Agriculture for their review and/or enforcement.

SECTION 39: INTERMODAL CONTAINERS/SHIPPING CONTAINERS

1. Definition: Intermodal Containers/Shipping Containers
   These containers are known under a number of names, such as simply; container, cargo or freight container, ISO container, shipping, sea or ocean container, container van.
   An intermodal container is a large standardized shipping container, designed and built for intermodal freight transport, meaning these containers can be used across different modes of transport - from ship to rail to truck – without unloading and reloading their cargo. Intermodal containers are primarily used to store and transport materials and products efficiently and securely in the global containerized intermodal freight transport system, but smaller numbers are in regional use as well.

2. Residential District: Conditionally permitted. See Section 5: Classification of Uses "R" District, See Section 33: Conditional Zoning Certificate, or Section 34: Substantially Similar Uses and Appendix E: District Use Table.

3. Business and Commercial District: Conditionally permitted. See Section 5: Classification of Uses "B" District, See Section 33 or Section 34: Substantially Similar Uses and Appendix E, District Use Table.

4. Industrial District: permitted, a zoning certificate is required and a fee is calculated per value noted on appendix A. Also see Appendix E District Use Table. It is also suggested that the owner of the property take into consideration the location of the intermodal container as it relates to residential neighbors.

5. Agricultural use is permitted, but a zoning certificate is required. It is also suggested that the owner of the property take into consideration the location of the intermodal container as it relates to residential neighbors.

SECTION 40: DESCRIPTION OF BUSINESS DISTRICT

Business and Commercial, which shall be designated as "B". See Section 5: Classifications of Uses, "B" Districts (Business and Commercial), the Business and Commercial District is any part of the township in which the land use is permitted for business and/or commercial activities and as such could be described as Business, Commercial or B.

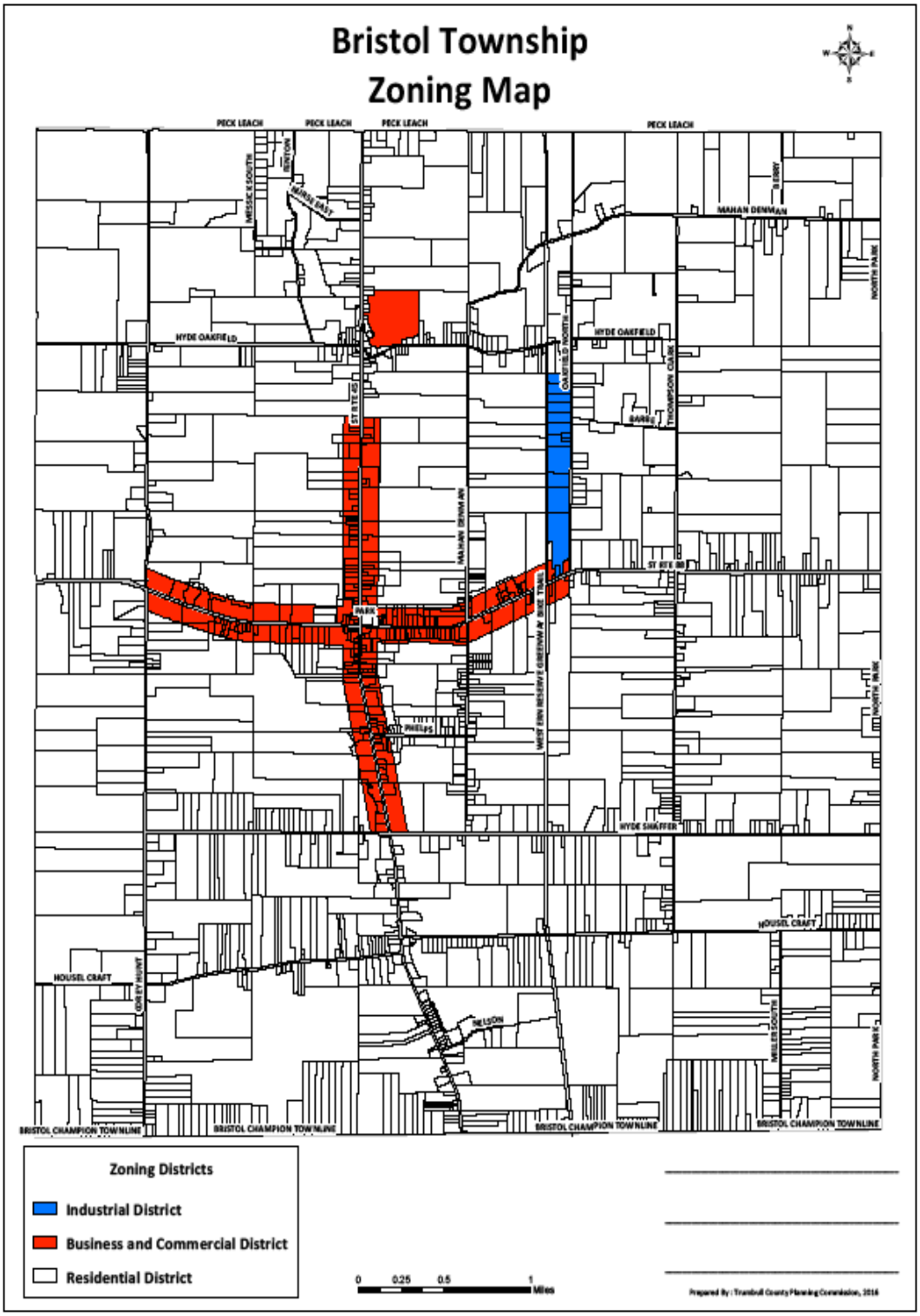
A. The "B" business/commercial district is approximately one mile in each direction from the intersection of State Route 88 and State Route 45: State Route 88 East to Oakfield North Road; State Route 88 West to Corey Hunt Road; State Route 45 South to Hyde Shaffer Road; and State Route 45 North to the north boundary of the property address 6789 State Route 45 NW or (Parcel 48-094800) on the West side and the north boundary of the property address 6808 State Route 45 NW or (Parcel 48-053650) on the east side. The depth is five hundred (500) feet from the road right of way on both sides of the roads.

   The following properties have been changed from residential to "B" Business/Commercial per previous zoning requests.

   1. Bristolwood Golf Course aka HLM Inc., 7108 State Route 45 (Parcel 48-098300)
   2. D & E Christine, 0.85 acres adjacent to State Route 45.

   Excluded from the "B" Business/Commercial district are Evergreen Cemetery, Pioneer Cemetery and all township property.

B. See Bristol Township zoning map for graphic representation of the description in paragraph A.


Bristol Township
Zoning Map
PECK LEACH
HYDE OAKFIELD
MAHAN DENMAN
HYDE SHAFFER
HOUSEL CRAFT
NELSON
PARK
BRISTOL CHAMPION TOWNLINE
Zoning Districts
Industrial District
Business and Commercial District
Residential District
0
0.25
0.5
1
Miles

SECTION 41: 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 Sections 19 and 20 of the Bristol Township Zoning Ordinance, the Bristol Township Zoning Commission has adopted the following rates to be charged for issuing a Zoning Certificate and certain other fees:

Residence or addition to a residence:
Per $ 1,000 valuation $ 2.00
Value Figured at $ 50.00 per square foot

Garage, and/or accessory building (includes sheds/carports):
Per $ 1,000 valuation $ 2.00
Value Figured at $ 20.00 per square foot

Business, Commercial & Industrial:
Per $ 1,000 valuation $ 2.00
Value figured at $ 60.00 per square foot

Porches, Decks, Breezeways, Pavilions and Gazebos:
Per $ 1,000 valuation $ 2.00
Value figured at $ 20.00 per square foot

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 $ 50.00 = $ 75,000
$ 75,000 divided by 1000 = $ 75.00
$ 75.00 x 2 = $ 150.00
$ 150.00 would be the fee for a 1500 sq ft home

Swimming Pools: $10.00 flat fee (see section 28 paragraph 7) [not to include temporary pools]

Fences: Certificate required and a $20 fee (see Section 32, paragraph 9)

Bridges on driveways: Certificate required and a $20 Fee (see Section 32, paragraph 9)

Signs: $50.00 (see section 35 zoning certificate required)

Conventional Brine Injection Wells Class 2 and 3: $10,000.00 (see section 29 first paragraph)

Zoning Variance Request: $350.00 filing fee

Conditional Zoning Certificate Application fee: $100.00 (see section 33.2 second paragraph)

Substantially Similar Use fee: (See 34.1 second paragraph, follow zoning variance request)

Application for a Zoning Amendment or supplement: $300.00 (see section 22 first paragraph)

Adopted by the Bristol Twp. Zoning Commission January 9, 2019.

Appendix B

List of Zoning Variances

Effective Date	Address	Reason
June 9, 2010	7001 SR 45	Side yard clearance
August 13, 2014	6000 St Rt. 45	Parking Spaces
June 19, 2019	564 Housel Craft Rd	Set Back Line

Bristol Twp Zoning Commission
09/10/2019

Appendix C

Zoning Ordinance Revisions

Effective Date	Section	Description
Nov. 8, 1955		Zoning Ordinance adopted
Aug. 26, 1978	27	Added Drilling & Other Off Road Operation
Aug. 26, 1978	28	Added Swimming Pools
Aug. 26, 1978	19	Revised
Aug. 26, 1978	20	Revised
May 7, 1987	40	Expanded business district by half mile
May 10, 1996	41	Added 35 acres to the industrial district
May 10, 1996	6, Part 15	Added adult entertainment per ORC
Oct. 29, 1996	15	Minimum size dwellings
Oct. 29, 1996	9	Paragraphs 1 and 2
Oct. 29, 2005	32	Added fences and walls
April 21, 2006	8	Minimum lot width
April 21, 2006	9	Minimum lot size
April 21, 2006	9	Added table 4.1
April 21, 2006	21	Zoning publication 30 days to 10
Feb. 22, 2008	6	Prohibited uses junk vehicles
Sept. 17, 2010	28	Swimming pool, added barrier
May 2, 2013	5, R District	Text changes
June 21, 2013	27	Deletion of this section
June 21, 2013	33	Added Conditional Use Certificate
June 21, 2013	34	Added Substantially Similar Uses
Dec. 19, 2013	29	Updated Brine Injection Well
Dec. 19, 2013	35	Added Sign Regulations
Dec. 19, 2013	36	Added Wind Turbines
Feb 26, 2014	9	Deleted Table 4.1
Aug. 15, 2014	35	Lighting Paragraph A
Aug. 15, 2014	35	Temp. signs in Commercial District
Aug. 15, 2014	35	Political Signs
Aug. 15, 2014	5	Definition of Districts
Aug. 15, 2014	5	Wind Turbine Conditionally Permitted
Aug. 15, 2014	16	Added paragraphs 5 and 6
Oct. 16, 2014	36	Add definitions
Oct. 16, 2014	37	Add new section Commercial Bldg. Standards
Oct. 16, 2014	5 R district	Signs non moving
Feb 19th, 2015	28	Paragraphs 6 and 7
Feb 19th, 2015	35	Exemptions: Board of Appeals/Signs
Feb 19th, 2015	37	Add paragraph 5
April 3, 2015	20	Change permit to certificate
July 16, 2015	32	Revise paragraph 9
July 16, 2015	38	Add new section: Exotic animals
Aug. 20, 2015	31	Driveways

Sept. 4, 2015	28	Added multiple paragraphs
Jan. 1, 2016	30	Added policy #139-2015 and deleted text
Jan. 1, 2016	7	Non conforming mobile home
Jan. 1, 2016	6	Human Burials
Jan. 1, 2016	8	Min Lot frontage in business district
Jan. 1, 2016	35	Signs on cemetery fence
Sept. 23, 2016	40	Rewrite/add zoning map
Sept. 23, 2016	40	Rewrite/add zoning map
Aug. 10, 2017	5	R Dist. Add Conditional Use: Shipping Containers
Aug. 10, 2017	5	B Dist. Add Conditional Use: Shipping Containers
Aug. 10, 2017	31	Revise text and add a fee
Aug. 10, 2017	32	Revise Paras. 1&3, Add para. 3
Aug 10, 2017	39	Add New Section
Nov 2, 2017	11	Add Paragraph 4
March 5, 2019	Appendices	Add Appendix I

Appendix D

Bristol Township Zoning Commission
254 Park Drive
Bristolville, OH 44402
330-889-2575
330-889-2332 Fax

APPLICATION
CONDITIONAL USE ZONING CERTIFICATE

CUZC#: _____ Date: _____

Applicant Name: _____

Applicant Address: _____

Property Address
(if different from Applicant) _____

Is a site plan, plot plan or development plan provided (Circle)

YES	NO

These "plans" shall be drawn at a reasonable scale and include the following information:

- Location of all buildings
- Traffic access and circulation
- Landscaping
- Utilities
- Parking and loading areas
- Open spaces
- Refuse and service areas
- Signs

Has a list (including the names and mailing address) of all owners of the property within 500 feet from the subject parcels appearing on the Trumbull County Auditor's current tax list provided?

YES	NO

_____ Signature of Applicant

_____ Signature of Bristol Township Zoning Inspector

Appendix D
Approved 4/17/2013

Appendix E

Bristol Township					
District Use Table					
P = Permitted, C = Conditional Use, Blank = Not Permitted					
Use	**District**				
	R	**RA**	**B**	**I**	
Residential					
Single Family	P	P	P	P	
Duplexes	P	P	P	P	
Apartments		P	P	P	
Condominium		P	P	P	
Multiple Dwellings		P	P	P	
Pavilion/Gazebo	P	P	P	P	
Commercial Wholesale					
Wholesale Shops			P	P	
Lumber and Building Supply			P	P	
Warehouse				P	
Distributing Establishment				P	
Commercial Retail					
Retail Shops			P	P	
Antique Shop			P	P	
Art Gallery			P	P	
Automobile Sales (new or used)			P	P	
Bakery			P	P	
Bicycle Shop			P	P	
Book Store			P	P	
Building Materials – Lumber, Electrical, Heating, Plumbing Supplies and Equipment			P	P	
Camera Shop			P	P	
Clothing Store			P	P	
Craft Store			P	P	
Dairy Store			P	P	
Department Store			P	P	

	R	RA	B	I	
Drive-Thru Beverage Centers			P	P	
Drug Store			P	P	
Feed Store			P	P	
Florist or Gift Shop			P	P	
Fruit or Vegetable Market			P	P	
Gas Station			P	P	
Gift Shop			P	P	
Greenhouse, Nursery			P	P	
Grocery Store			P	P	
Hardware Store			P	P	
Hobby Shop			P	P	
Jewelry Store			P	P	
Meat Market			P	P	
Motor Vehicle Sales (New)			P	P	
Motor Vehicle Sales (Used)			P	P	
Motor Vehicle Storage			P	P	
Pawn Shop			P	P	
Pet Shop			P	P	
Radio and Record Retail Store			P	P	
Roadside Stands	C	C	P	P	
Truck Sales (new or used)			P	P	
Tractor Sales (new or used)			P	P	
Video Sales			P	P	
"Commercial Services"					
Business Services					
Advertising Agency			P	P	
Animal Kennels/Shelters			P	P	
Bed & Breakfast	C	C	P	P	
Blueprint/Copy Work			P	P	
Bowling Alley			P	P	
Business Office	C	C	P	P	
Car Wash			P	P	
Carpentry, Cabinet Shop			P	P	
Carpet Cleaning			P	P	
Electrical/Electronics			P	P	

	R	RA	B	I	
Home Office	C	C	P	P	
Hotel			P	P	
Interior Decorating			P	P	
Landscaping			P	P	
Laundry, Including Self Service			P	P	
Lithographing			P	P	
Motel			P	P	
Motor Vehicle Repair			P	P	
Parking Lot or Public Garage			P	P	
Pet Grooming Facility			P	P	
Plumbing			P	P	
Printing			P	P	
Publishing			P	P	
Radio Station			P	P	
Real Estate			P	P	
Repair Garages			P	P	
Repair Shop - Appliances			P	P	
Repair Shop - Furniture			P	P	
Repair Shop - Tools			P	P	
Shoe Repair			P	P	
Sign Painting Shop			P	P	
Storage Rental Units			P	P	
Studios			P	P	
Tailor			P	P	
Upholstery Shop			P	P	
Financial Services					
Banks			P	P	
Credit Union			P	P	
Financial Institutions			P	P	
Insurance			P	P	
Food Services					
Assembly Halls			P	P	
Banquet Centers			P	P	
Bars			C	C	
Café			P	P	
Catering Service			P	P	

	R	RA	B	I	
Confectionary Store			P	P	
Dairy Store			P	P	
Delicatessen			P	P	
Drive-in Fast Food Service			P	P	
Ice Cream Parlor			P	P	
Lounges			C	C	
Restaurants			P	P	
Taverns			C	C	
Personal Services					
Ambulance Service			P	P	
Beauty Parlor			P	P	
Dancing Studio			P	P	
Dry Cleaning			P	P	
Funeral Home			P	P	
Health Studio			P	P	
Karate Studio			P	P	
Laundry - Self Service			P	P	
Photography Studio			P	P	
Shoe Repair			P	P	
Professional Services					
Accountant			P	P	
Attorney			P	P	
Dentist			P	P	
Physician			P	P	
Professional Engineer			P	P	
Veterinarians			P	P	
Repair Service					
Motor Vehicle Service and Repair			P	P	
Service Station			P	P	
Health Care					
Clinics	C	C	P	P	
Hospitals	C	C	P	P	
Medical Buildings	C	C	P	P	

	R	RA	B	I	
Rest Home	C	C	P	P	
Sanitarium	C	C	P	P	
Assisted living facility	C	C	C	C	
Nursing Home	C	C	P	P	
Social, Institutional					
Assembly Auditorium			P	P	
Churches, Places of Worship	C	C	P	P	
Community Centers	C	C	P	P	
College, University	C	C	P	P	
Lodge Hall			P	P	
Private Clubs, Lodges			P	P	
Schools	C	C	P	P	
Public Buildings	C	C	P	P	
Public Library	C	C	P	P	
Public/Private Museum	C	C	P	P	
Public Service Facilities	C	C	P	P	
Public & Private Schools	C	C	P	P	
Trade or Commercial Schools	C	C	P	P	
Home Owner Pool	P	P	P	P	
Arts & Entertainment					
Dance Hall			P	P	
Music Conservatory			P	P	
Theaters (Indoor)			P	P	
Recreation					
Animal Farm “Class C”			C	C	
Athletic Field	C	C	P	P	
Bowling Alley			P	P	
Camp Grounds			P	P	
Golf Course			P	P	
Hobby Center			P	P	
Miniature Golf Course			P	P	
Playground	C	C	P	P	
Private Parks	C	C	P	P	
Publicly Owned Parks	C	C	P	P	
Publicly Owned Playground	C	C	P	P	
Recreational Buildings			P	P	

	R	RA	B	I	
Recreational Park	C	C	P	P	
Skating Rink	C	C	P	P	
Sports Center	C	C	P	P	
Swimming	C	C	P	P	
Tennis Courts	C	C	P	P	
Governmental					
Health & Welfare Agencies	C	C	P	P	
Fire Station	C	C	P	P	
Governmental Buildings	C		P	P	
Township Hall	C		P	P	
Industrial					
Fabrication				P	
Manufacturing				P	
Processing				P	
Research & Testing				C	
Warehousing				P	
Miscellaneous					
Intermodal/Shipping containers	C	C	C		
Wind Turbines	C	C	C	C	
Signs: non-moving	C	C	P	P	
Sings: moving			C	C	

Bristol Township Signage Appendix F 11/29/2012

Projecting Sign

Low Profile Ground Mounted

Pole Sign

Pylon Sign

Wall Sign

Low Profile
Ground Mounted

Bristol Township Signage Appendix F 11/29/2012

Pole Sign

Canopy Sign

Low Profile
Ground Mounted

Pole Sign

Low Profile
Ground Mounted

Low Profile
Ground Mounted

Appendix G

District Development Standards										
Zoning District	**Min. Lot Width**		**Min. Lot Area**		**Setback Bldg. Line**		**Side Yard**		**Rear Yard**	
Section No.	**5**	**8**	**5**	**9**	**5**	**10**	**5**	**11**	**5**	**13**
		Ft.		Sf.						
"R"										
1 Family Dwelling		150		43,560		50		15		10
2 Family Dwelling		150		43,560/unit		50		15		10
Multi-Family Dwelling		N/A		N/A		N/A		N/A		N/A
Apartment House		N/A		N/A		N/A		N/A		N/A
Non-Residential		N/S		N/S		50		15		10'
"RA"										
1 Family Dwelling		150		43,560	50	50	20		40	10
2 Family Dwelling		150		43,560/unit	50	50	20		40	10
Multi-Family Dwelling		150	4,500/unit	43,560/unit	50	50	20		40	10
Apartment House		150	4,500/unit	N/A	50	50	20		40	10
Non-Residential		N/R		N/S	50	50	20		40	N/S
"B"										
1 Family Dwelling		150		43,560		50		15		10
2 Family Dwelling		150		43,560/unit		50		15		10
Multi-Family Dwelling		150		43,560/unit		50		15		10
Apartment House		150		2,500/unit		50		15		10
Non-Residential		150		N/S		50		N/R		N/S
"I"										
1 Family Dwelling		150		43,560		50		15		10
2 Family Dwelling		150		43,560/unit		50		15		10
Multi-Family Dwelling		150		43,560/unit		50		15		10
Apartment House		150		2,500/unit		50		15		10
Non-Residential		N/R		N/S		50		N/R		N/S

Legend
N/A=Non-Applicable
N/R=Not Required
N/S=Not Specified
Adopted by Bristol Twp. Zoning Commission January 21, 2015

Appendix H

Public Record of Substantially Similar Uses Approval

Effective Date	*Name*	*Address*	*Reason*

Bristol Twp. Zoning Commission
1/29/2014

APPENDIX I

BRISTOL TOWNSHIP TRUSTEES
P.O. Box 254 * Park Drive
Bristolville, OH 44402
330-889-2246

Bristol Nuisance Vehicle Checklist

Date of observation: _____

Vehicle color and general description:
_____

If condition A exists and one of conditions listed in B, the vehicle may be defined as nuisance.

CONDITION A:

- ☐ Vehicle doesn't appear to have moved in 45 days

CONDITION B:

- ☐ Vehicle is on blocks, jack stands, has flat tire(s), or not on own wheels.
- ☐ High grass or undergrowth can be seen under, around, or in the vehicle.
- ☐ Items are stacked in, on, or around the vehicle.
- ☐ Vehicle has body damage, missing parts, is partially dismantled, or has clear mechanical problems.
- ☐ Vehicle is not parked in a building, on a driveway, or other paved/gravel area.
- ☐ Window glass is broken, obscured, or opaque so as to make the vehicle inoperable.
- ☐ Vehicle doesn't appear to be licensed or has expired licenses
- ☐ Vehicle poses environmental or health/safety risk (leaking fluids, animal occupancy, etc.) Define risk posed: _____

Ramon W. French
Douglas S. Seemann

Mark J. Webb
Bristol Township Trustees

Adopted 1.09.19 Bristol Twp. Zoning Commission

Appendix J

Public Record of Conditional Zoning Certificate

See Conditional Zoning Certificate Section 33.4 and 33.5

Effective Date	*Name*	*Reason*
May 29, 2019	Bristol Local Schools	Public Communication
May 29, 2019	Bristol Public Library	Public Communication
May 29, 2019	Bristolville United Methodist Church	Public Communication
May 29, 2019	Bristol Fire Department	Public Communication
May 29, 2019	Bristol Township	Public Communication