

## SECTION V – DEFINITIONS

### 5.01 INTERPRETATION OF TERMS AND WORDS.

For the Purposes of this Resolution, certain terms and words are hereby defined:

- A. Words used in the present tense shall include the future; words in the singular number shall include the plural number and the plural the singular, unless specifically stated otherwise. (6/17/64; Amended 4/15/2005)
- B. The word “shall” is mandatory and not directory; the word “may” is a permissive requirement; and the word “should” is a preferred requirement. (4/15/2005)
- C. The word “person” shall mean, in addition to an individual, a firm, corporation, association, organization, partnership, trust or any legal entity which may own and/or use land or buildings. (4/15/2005)

### 5.02 DEFINITIONS.

- A. Words used in this Resolution are used in their ordinary English usage. (4/15/2005)
- B. For the purposes of this resolution, the following terms, whenever used in this Resolution, shall have the meaning herein indicated: (4/15/2005; Amended 1/6/2012)
  - 1. **ABUTTING:** Having a common border with, or being separated from such a common border by a right-of-way. (5/20/2000)
  - 2. **ACCESSORY STRUCTURE:** A subordinate structure detached from but located on the same lot as the principal building. (4/1/2011)
  - 3. **ACCESSORY USE OR BUILDING:** An accessory use or building is a subordinate use or building located on the same lot on which the principal building or use is situated and which is customarily incidental to the conduct of the principal building or use, but not to be used for habitation. (6/17/1964; Amended 4/1/2011)
  - 4. **ADDITION:** Any construction which increases the size of a building such as a porch, deck, attached garage, attached carport, a new room or wing. (5/20/2000)
  - 5. **ADMINISTRATIVE, BUSINESS AND PROFESSIONAL OFFICES:** The use of offices and related spaces for such professional services as are provided by lawyers, architects, engineers, insurance, real estate, interior design, graphic design, travel agents and similar professions. (6/15/2007)
  - 6. **ADULT:** An individual eighteen (18) years of age or older. (5/20/2000)
  - 7. **ADULT CARE FACILITY:** An adult family home or an adult group home. For the purposes of this chapter, any residence, facility, institution, hotel, congregate housing project, or similar facility that provides accommodations and supervision to three (3) to sixteen (16) unrelated adults, at least three (3) of whom are provided personal care services, is an adult care facility regardless of how the facility holds itself out to the public. “Adult care facility” does not include:
    - a. A facility operated by a hospice care program licensed under section 3712.04 of the Ohio Revised Code that is used exclusively for care of hospice patients;
    - b. A nursing home, residential care facility, or home for the aging as defined in Section 3721.01 of the Ohio Revised Code;

- c. A community alternative home as defined in Section 3724.01 of the Ohio Revised Code;
  - d. An alcohol and drug addition program as defined in Section 3793.01 of the Ohio Revised Code. (6/2/2001)
8. ADULT DAY CARE FACILITY: An establishment that during any part of the normal business day provides supervised educational, recreational and social activities to elderly and/or handicapped adults, but not including persons suffering from acute or chronic alcoholism or other drug dependency and persons who regularly require restraint. (6/15/2007)
  9. ADULT FAMILY HOME: A residence or facility that provides accommodations to three (3) to five (5) unrelated adults and supervision and personal care to at least three (3) of those adults. (6/2/2001)
  10. ADULT FAMILY HOME, OWNER: The person(s) who owns the business and who ultimately controls the operation of an adult care facility and to whom the manager, if different from the owner, is responsible. (6/2/2001)
  11. ADULT FAMILY HOME, MANAGER: The person responsible for the daily operation of an adult care facility. The manager and the owner of a facility may be the same person. (6/2/2001)
  12. ADULT GROUP HOME: A residence or facility that provides accommodations to six (6) to sixteen (16) unrelated individuals and provides supervision and personal care services to at least three (3) of the unrelated adults. (6/2/2001)
  13. ADULT, SENIOR: An individual fifty-five (55) years of age or older. (See also "SENIOR ADULT") (5/20/2000)
  14. AGRICULTURE: Any agricultural use, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry. (12/2/1958)
  15. AIR NAVIGATION FACILITY: Any facility used, available for use, or designed for use in aid of navigation of aircraft, including airports, landing fields, facilities for the servicing of aircraft or for the comfort and accommodations of air travelers, and any structures, mechanisms, lights, beacons, marks, communicating systems, or other instrumentalities or devices used or useful as an aid to the safe taking off, navigation, and landing of aircraft, or to the safe and efficient operation or maintenance of an airport or landing field, and any combination of such facilities. (3/3/2006)
  16. AIRCRAFT: A machine or device, such as an airplane, helicopter, glider, or dirigible, that is capable of atmospheric flight. (3/3/2006)
  17. AIRPORT: Any area of land designed and set aside for the landing and taking off of aircraft and for that purpose possessing one or more hard surfaced runways, and designed for the storing, repairing, and operation of aircraft, and utilized or to be utilized in the interest of the public for such purposes for which designs, plans, and specifications conform to the above requirements. (3/3/2006)
  18. ALTERATION, STRUCTURAL: Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders; provided, however, that the application of any exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration. (5/20/2000)
  19. AMUSEMENT ARCADE: A building or part of a building in which five (5) or more pinball machines, video games, or other similar player-operated amusement devices are maintained. (5/20/2000)

20. ANTENNA SUPPORT STRUCTURE: Any building or structure other than a tower, upon which an antenna is mounted, which can be used for location of wireless telecommunications facilities. (12/17/2004)
21. APARTMENT: A room or suite of rooms in a multiple dwelling which is designed for use as a residence by a single family. (10/30/1978)
22. APPLICANT: An applicant for a Zoning Permit or Conditional Use Permit issued by the Zoning Inspector in conformance with the provisions of this Resolution shall be the owner of the property of record or the owner's authorized agent. Signature by an authorized agent must be accompanied by documented proof of the agent's authority. The application will hold the owner responsible for the truth and exactness of all information supplied on the application as stated at the start of the Concord Township Application for Zoning Permit. (8/12/1975)
23. ARBOR: Arched open frameworks designed to offer shady resting places in a garden, often made of latticework, on which climbing plants can grow. See also "PERGOLA" and "TRELLIS". (4/1/2011)
24. AUTOMOTIVE RENTAL: The use of any building, land area or other premises for the rental of automobiles, vans, and/or single axle trucks or trailers. The minor care of vehicles may also be included as an accessory use. (6/15/2007)
25. AUTOMOTIVE REPAIR: A building or portion of a building in which major repairs are conducted. Major repairs include structural repair, rebuilding or reconditioning of motor vehicles, or parts thereof, including collision service; spray painting; body, fender, clutch, transmission, differential, axle, spring, and frame repairs; major overhauling of engines requiring the removal of the engine cylinder, head or crank case pan; repairs to radiators requiring the removal thereof; or similar activities. (6/15/2007)
26. AUTOMOTIVE SERVICES (INCLUDING INSTANT OIL CHANGE): A building, or part of a building which is used for the routine maintenance and service, and the making of repairs to motor vehicles including instant oil changes, except that repairs described as major repairs in "Automotive Repair" shall not be permitted. Retail sale of lubricants and motor vehicle accessories may also be included as an accessory use. (6/15/2007)
27. AVIATION: A means of transportation by aircraft; operation of aircraft; the establishment, operation, maintenance, repair, and improvement of airports, landing fields, and other air navigation facilities; and all other activities connected therewith or incidental thereto. (3/3/2006)
28. BACK-LIGHTING: Illumination from behind (and usually above) and subject to produce high light along its edges and consequential separation between the subject and its background. (12/15/2006)
29. BANNER: A large piece of cloth, paper or plastic, usually rectangular in shape, which is attached at its corners to staffs, fences, trees, buildings, or other such similar support and used for signaling, identification and/or advertising. Banners are considered temporary signs and as such shall require a temporary permit to be completed before said sign is displayed. (7/7/1994; Revised 1/22/1998)
30. BASEMENT: A basement shall be that portion of a building located partly underground, but having less than one-half (1/2) its clear floor to ceiling height below the average grade of the adjoining ground, which shall be counted as a story. (6/17/1994)
31. BEACON LIGHTING: Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move. (12/15/2006)

32. **BED AND BREAKFAST:** A facility that provides overnight accommodations and is operated primarily as a business even though the owner may live on the premises. Bed & Breakfast Inns must obtain all required commercial licenses, may have a commercial kitchen and a maximum of eight (8) guest rooms where compensation is paid by the guest for overnight stay. (6/15/2007)
33. **BEST MANAGEMENT PRACTICES:** That combination of conservation measures, structures or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water or waterways, and waterbodies. (12/15/2006)
34. **BINDERY:** All finishing aspects of the printing industry such as the cutting, folding and the binding of books and brochures. (6/15/2007)
35. **BUFFER STRIP:** A strip of land where rear or side lines of property in one zoning district are contiguous with property of another zoning district. (1/25/1983)
36. **BUILDING:** Any structure having a roof supported by walls, and is enclosed to serve as a shelter, enclosure or protection of persons, animals, chattels, or property of any kind. (6/17/1964; Amended 4/1/2011)
37. **BUILDING, DETACHED:** A building having no party wall in common with another building. (10/30/1978)
38. **BUILDING HEIGHT:** The vertical distance from grade to the highest point of the roof surface on a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge line for gable, hip or gambrel roofs. (3/10/1981; Amended 3/19/2004)
39. **BUILDING LINE:** The actual physical front line of the building on the property excluding steps and uncovered porches less than ten feet in width. (11/24/1980)
40. **BUILDING, PRINCIPAL:** A building occupied by the main use or activity on the lot on which said building is located. (4/1/2011)
41. **BUSINESS SERVICES INCLUDING MAILING AND COPY CENTERS:** Establishments or places of business engaged in the sale, rental, or repair of office equipment, supplies, and materials, or the provision of services used by individuals, offices, professionals, and service establishments. Typical uses include, but are not limited to, office equipment and supply firms, small business machine repair shops, convenience printing, copying and mailing centers, computer related services or temporary labor services. (6/15/2007)
42. **CAMP/CAMPGROUND:** An area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and major recreational equipment, and which is primarily used for recreational purposes and retains an open air or natural character. (5/20/2000)
43. **CANOPY:** A roofed structure constructed of fabric or other material supported by a building or by support extending to the ground directly under the canopy and placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings. (4/1/2011)
44. **CARPORT:** Any parking space or spaces having a roof but not enclosed by walls and accessory to a dwelling unit or units. (4/1/2011)
45. **CAR WASH:** A building or enclosed area that provides facilities for washing and cleaning motor vehicles, which may use production line methods with a conveyor, blower or other mechanical devices and/or which may employ hand labor. (6/15/2007)

46. CELLAR: A cellar shall be that portion of the building located partly underground, but having more than one-half (1/2) its clear floor to ceiling height below the average grade of the adjoining ground. (6/17/1964)
47. CHILD DAY CARE CENTER: Any place other than a family day care home in which child day care is provided. Child day care administers to the needs of infants, toddlers, pre-school children, and school children outside of school hours by persons other than their parents or guardians, custodians or relatives by blood, marriage, or adoption for any part of the twenty four (24) hour day in a place other than a child's own home. Child day care centers may be operated in conjunction with a business, school or religious facility, or as an independent land use. (6/15/2007)
48. CHURCH OR PLACE OF RELIGIOUS WORSHIP: An institution, that has been granted tax exempt status, which people regularly attend to participate in or hold religious services, worship, meetings and other activities. The term "church" shall not have a secular connotation and shall include buildings in which the religious services of any denomination are held. (5/20/2000)
49. CLUBS: Buildings and facilities, owned or operated by a corporation, association, person or persons, for a civic, social, educational, or recreational purpose, to which membership is required for participation and which are not primarily open to the public. (6/15/2007)
50. COLLECTOR'S VEHICLE: Any motor vehicle or agricultural tractor or tractor engine that is of special interest, that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained or used essentially as a collector's item, leisure pursuit, or investment, but not as the owner's principal means of transportation. (11/5/2004)
51. COLLOCATION: The use of a wireless telecommunications facility by more than one wireless telecommunications provider. (12/17/2004)
52. COMMERCIAL MOTOR VEHICLE: Any motor vehicle designed or used to transport persons, property, merchandise or freight primarily for profit with a maximum weight of 10,000 pounds. (4/1/2011)
53. COMMON AREAS: Land within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development, and may include complimentary structures and improvements. (6/19/2009)
54. COMMUNITY CENTER: A building for social, educational, and recreational activities of a neighborhood or community provided such building is not operated for commercial gain. (5/20/2000; Amended 6/15/2007)
55. COMPREHENSIVE PLAN: An official document adopted by a local government, setting forth a long-term general outline of projected development in advance of development. (1/25/1983)
56. CONDITIONAL USE: A specific use provided for in this Zoning Resolution which is not otherwise permitted in any district but which may be permitted by the Board of Zoning Appeals under conditions set forth in this Zoning Resolution in accordance with Section 519.14 Ohio Revised Code. (1/25/1983)
57. CONSTRUCTION EQUIPMENT SALES AND RENTAL: Establishments primarily engaged in the sale or rental of tools, tractors, construction equipment, yard care equipment, and similar industrial equipment. Included in this use type is the outdoor storage and display, maintenance, and servicing of such equipment. (6/15/2007)
58. CONTROLLED ACCESS HIGHWAY: Every street or highway in respect to which owners or occupants of abutting lands and other persons have no legal right or access to or

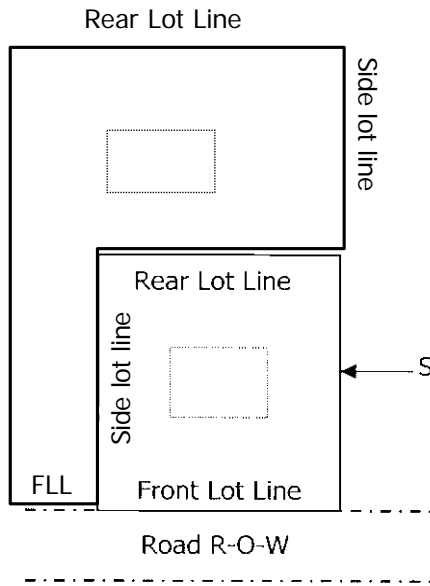
- from the same except at points only in such manner as may be determined by the public authority having jurisdiction over such street or highway. (12/17/1992)
59. CORNER LOT: A lot or platted parcel of land abutting on and at the intersection of two (2) or more dedicated road right-of-ways. (6/2/2001)
  60. DECK: A platform, either freestanding or attached to a building, that is supported by pillars or posts. (4/1/2011)
  61. DENSITY: The maximum number of dwelling units per acre as specified in each residential use district. (3/9/1976)
  62. DRIVE-THRU FACILITY: Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly between an employee of the business and the customer while the customer is located within a motor vehicle during the business transaction. The term "drive-thru" shall also include "drive-up" and "drive-in". (6/2/2001; Amended 6/15/2007)
  63. DWELLING: A building or portion thereof used for living and sleeping purposes, but not including an automobile house trailer, coach or mobile home, tent or cabin, designed exclusively for residential occupancy, including one-family, two-family, and multi-family dwellings, but not including hotels and motels. (6/17/1964)
  64. DWELLING, DETACHED SINGLE FAMILY: A building consisting of a single dwelling unit only, designed to be used exclusively for occupancy by one (1) family and separated from other dwelling units by open space. (3/9/1976)
  65. DWELLING, MULTI-FAMILY: A building of three (3) but not more than eight (8) dwelling units with varying arrangement of entrances and party walls. (3/9/1976)
  66. DWELLING, TWO-FAMILY: A building designed and used by two (2) families living independently of each other. (6/17/1964)
  67. DWELLING UNIT: Consists of one or more rooms, including a bathroom and kitchen facilities, which are arranged, designed or used as living quarters for one (1) family or house-hold. (10/30/1978)
  68. DWELLING UNITS, ATTACHED SINGLE-FAMILY: Single family dwelling units not exceeding eight (8) units per building, not exceeding thirty-five (35) feet in height, which are physically attached one to another by common or adjoining vertical walls, which have individual heating and plumbing systems, and which are or may be individually owned or may be rented. (3/9/1976)
  69. EFFICIENCY APARTMENT: A dwelling unit of not more than one (1) room in addition to kitchen and bath. (10/30/1978)
  70. FAMILY: A family shall be deemed any number of individuals living together in a dwelling unit as a single housekeeping unit, including domestic employees. (6/17/1994)
  71. FAMILY DAY CARE HOME, TYPE "B": In accordance with ORC 5104.054, a Type "B" family day care home is a permanent residence of the provider where childcare is provided for 1 to 6 children and where no more than three children are under two years of age. For the purposes of this definition, any children under six years of age who are related to the provider and who are on the premises of the day care home shall be counted. Type "B" family day-care homes are permitted as an accessory use in residential districts, and do not require a zoning permit. (6/15/2007)
  72. FEE SIMPLE: A private property land right, whereby a property owner unconditionally owns a specified piece of land. (9/17/2004)
  73. FENCE: A structure, solid or otherwise, which is a barrier and used as a boundary or means of protection, confinement, concealment, or for decorative purposes. (4/1/2011)

74. FINANCIAL INSTITUTIONS: Those institutions engaged in receiving, exchanging, lending and safeguarding monies. (6/15/2007)
75. FLAG: A piece of cloth, paper or plastic, having distinctive size, color, shape and design used as a symbol or standard for an established governmental, religious, charitable or non-profit organization. (7/7/1994)
76. FLOOR AREA, GROSS - The sum of the gross horizontal area of the floors of a building, measured from the exterior faces of the exterior walls or from the center of the common walls of attached buildings. Gross floor area includes basement floors, attic floor space, halls, closets, stairwells, space devoted to mechanical equipment, and enclosed porches. (10/17/2008)
77. FLOOR AREA, RESIDENTIAL: The area of a dwelling devoted to living purposes, including stairways, halls, and closets, but excluding cellars, porches, utility rooms, garages, breezeways, terraces, attics or partial stories. (6/17/1964)
78. FLOOR AREA, USABLE - For the purposes of computing parking, that area used for or intended to be used for the sale of merchandise or services, or for the use to serve patrons, clients, or customers, and all that area devoted to employee workspace. Floor area which is used or intended to be used principally for the storage or processing of merchandise, for hallways, or for utilities or sanitary facilities shall be excluded from the computation of usable floor area. Measurement of usable floor area shall be the sum of the horizontal areas of the floors of the building measured from the interior faces of the exterior walls. (10/17/2008)
79. FOOD BANK: A place where food is contributed and made available to those in need. (6/15/2007)
80. FOOT-CANDLE: A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle. (12/15/2006)
81. FRONTAGE: The side of a lot abutting upon a dedicated road right-of-way and ordinarily regarded as the front of a lot, but not considered the ordinary side line of a corner lot. The minimum required frontage on a dedicated road right-of-way shall be contiguous and uninterrupted. (5/20/2000; Amended 6/2/2001)
82. FULL CUT-OFF LIGHTING: Full cut-off lighting directs light down and to the sides as needed and provides more control of light. Reduces glare and provides more even illumination. Reduces light trespass onto neighboring properties. (12/15/2006)
83. FULL-SHIELDED OR FULL CUT-OFF TYPE FIXTURE: An outdoor lighting fixture that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest light-emitting part of the fixture. (12/15/2006)
84. FUNERAL SERVICES: A building or part thereof used for human funeral services and which may include: space for embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns and other related supplies, the storage of funeral vehicles, and other related uses, excluding crematories. (6/15/2007)
85. GARAGE, PRIVATE: A detached accessory building or portion of the principal building designed to store motor vehicles and other normal household accessories of the residents of the principal building with no facilities for mechanical service repair of a commercial or public nature. (4/1/2011)
86. GARDEN OR NURSERY RETAIL SALES (NON-WHOLESALE): Land, building, structure, or combination thereof used for the storage, and display of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping. (6/15/2007)

87. **GAS STATIONS:** Any establishment that supplies motor fuel, oil, and propane at retail to the customer, and may include facilities for the sale of other retail products, minor accessories, and services for motor vehicles. (6/15/2007)
88. **GAZEBO:** A freestanding structure with a solid, pitched roof design and open sides, which may be screened, and is intended for recreational activities. A gazebo typically contains more than four sides. (4/1/2011)
89. **GENERAL BUILDING CONTRACTORS:** An individual or company engaged in the construction or remodeling of buildings. Such establishments include areas for office use, fabricating shops and/or interior storage areas. This definition includes, but is not limited to, builders or general contractors specializing in HVAC, painting, plumbing, electrical, or roofing. (6/15/2007)
90. **GLARE:** Direct light that causes annoyance, discomfort or loss in visual performance and visibility. (12/15/2006)
91. **GOVERNMENTAL FACILITY:** A building or structure owned, operated, or occupied by any level of government for the purpose of providing a governmental service to the public. (6/19/2009)
92. **GREENHOUSE:** A building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants. (4/1/2011)
93. **GREEN SPACE:** A designated area with a canopy cover of existing mature trees or, if necessary, planted with additional selected hardwoods. Trees planted in this space are required to be a variety of the type (i.e. Maples, Oak, Beech, Elms, Conifers, etc.) that can achieve, as a goal, a 50% canopy cover. (12/15/2006)
94. **GREENWAY OR GREENBELT:** Open space within or around any residential development intended for such uses as common recreational space, walkways and buffer space from adjoining developments. (3/9/1976)
95. **HISTORICAL MOTOR VEHICLE:** Any motor vehicle that is over 25 years old and is owned solely as a collector's item and for participation in club activities, exhibitions, tours, parades, and similar uses, but that in no event is used for general transportation. (11/5/2004)
96. **HOME FOR THE AGING:** A home that provides services as a residential care facility and a nursing home, except that the home provides its services only to individuals who are dependent on the services of others by reason of both age and physical or mental impairment. The part of the unit of a home for the aging that provides services only as a residential care facility is licensed as a residential care facility. The part or unit that may provide skilled nursing care beyond the extent authorized by section 3721.011 of the Ohio Revised Code is licensed as a nursing home. (12/15/2001)
97. **HOME OCCUPATION:** An occupation, profession, activity, or use that is clearly a customary, incidental and secondary use to that of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood. Such accessory use shall not occupy more than twenty-five percent (25%) of the floor area of the principal structure, shall not offer for sale any article except as grown or produced on the premises by members of the immediate family and shall not employ more than one (1) person who is not a member of the immediate family. Such accessory use shall include, but not be limited to the following:
- a. An office or studio in the residence of a physician or surgeon, dentist, artist, lawyer, architect, engineer, teacher or other member of a recognized profession.
  - b. Real estate or insurance sales office.

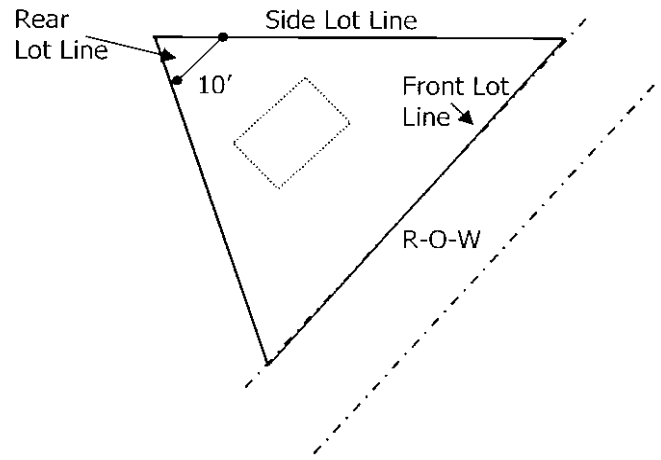
- c. Customary home occupations such as handicrafts, dressmaking, laundering, home cooking, beauty parlor and barber shop. Such home occupations shall not include mechanical or electrical repair shops, or manufacturing of any kind. (5/20/2000)
98. HOSPICE CARE FACILITY: A facility operated by a Hospice Care Program licensed under section 3712.04 of the Revised Code that is used exclusively for the care of hospice patients. (See definition for "Hospice Care Program"). (6/19/2009)
99. HOSPICE CARE PROGRAM: Means a coordinated program of home, outpatient, and inpatient care and services that is operated by a person or public agency and that provides the following care and services to hospice patients, including services as indicated below to hospice patients' families, through a medically directed interdisciplinary team, under interdisciplinary plans of care established pursuant to section 3712.06 of the Revised Code, in order to meet the physical, psychological, social, spiritual, and other special needs that are experienced during the final stages of illness, dying, and bereavement (From: Ohio Revised Code Section 3712.01 (A)).
- a. Nursing care by or under the supervision of a registered nurse;
  - b. Physical, occupational, or speech or language therapy, unless waived by the department of health pursuant to rules adopted under division (A) of section 3712.03 of the Revised Code;
  - c. Medical social services by a social worker under the direction of a physician;
  - d. Services of a home health aid;
  - e. Medical supplies, including drugs and biologicals, and the use of medical appliances;
  - f. Physician's services;
  - g. Short-term inpatient care, including both palliative and respite care and procedures;
  - h. Counseling for hospice patients and hospice patients' families;
  - i. Services of volunteers under the direction of the provider of the hospice care program;
  - j. Bereavement services for hospice patients' families.
- (All of item 98; Hospice Care Program – 6/19/2009)
100. HOSPITAL: An institution providing health care services, primarily for in-patients and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central service facilities and other similar facilities. (6/15/2007)
101. HOT TUB: A permanent or semi-permanent structure located either above grade or below grade, designed to contain at least two (2) feet of water at any one point with a diameter less than six (6) feet and electrical connections, but not including temporary metal, plastic, fiberglass or inflatable structures intended to be used as pools by children. See also "SWIMMING POOL, PERMANENT". (4/1/2011)
102. HOTEL/MOTEL: A building with a minimum of nine (9) rooms in which lodging is provided and offered to the public for compensation at a daily rate, and which may include facilities for meetings, banquet rooms, restaurants and recreational facilities as incidental uses. (6/15/2007)
103. HOUSE TRAILER: Means a large trailer fitted for use as a mobile home. (11/24/1980)
104. ILLUMINANCE: The quantity of light arriving at a surface divided by the area of that surface. Measured in foot-candles. (12/15/2006)

105. INDOOR COMMERCIAL RECREATION: An establishment engaged in providing activities for the general public by means of games or sports for a fee including but, not limited to, bowling alleys, space for competition such as indoor basketball courts and indoor soccer fields, and arcade activities. (6/15/2007)
106. JUNK MOTOR VEHICLE: A motor vehicle that meets all of the following criteria: (1) Three model years old or older; (2) Apparently inoperable; and (3) Extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine, or transmission. A collector's vehicle, whether licensed or unlicensed, is a junk motor vehicle if it meets the above three criteria. (11/5/2004)
107. LANDSCAPE SERVICES: A business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds. (6/15/2007)
108. LATTICE TOWER: A support structure constructed of vertical metal struts and cross braces forming a triangular or square structure which often tapers from the foundation to the top. (12/17/2004)
109. LAUNDROMAT: An establishment providing home type washing, drying, dry cleaning or ironing machines for hire to be used by customers on the premises. (6/17/1964)
110. LIBRARY/MUSEUM: A room or building for exhibiting, or an institution in charge of a collection of books, digital media, and artistic, historical, or scientific objects. (6/15/2007)
111. LIGHT TRESPASS: Light (emitted by a lighting fixture) that falls outside the boundaries of the property on which the fixture is installed, where it is neither wanted nor needed. (12/15/2006)
112. LOT: A parcel of land fronting upon an officially dedicated and accepted public street or road. Said lot shall be occupied or intended to be occupied by a use, building or group of buildings and their accessory uses and buildings as a unit, together with such open spaces as are required by this Resolution. (6/17/1964)
113. LOT AREA: The area of a lot computed exclusive of any portion of the right-of-way of any public road or street. (6/17/1964)
114. LOT DEPTH: The horizontal distance between the front lot line and the rear lot line. (5/20/2000)
115. LOT LINE: The boundary line defining the limits of the lot. Lot line is synonymous with "property line" (See Figure 1). (4/15/2005)
  - a. LOT LINE, FRONT: The lot line separating a lot from the road right-of-way on which the lot fronts. In the case of a corner lot, the front lot line shall be determined by the road upon which the major entrance of the building fronts or faces. (4/15/2005)
  - b. LOT LINE, REAR: The lot line opposite and most distant from the front lot line; or for triangular shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line. In the case of a lot having more than four (4) lot lines, the lot line farthest from and/or opposite to the front lot line. (4/15/2005)
  - c. LOT LINE, SIDE: Any lot line other than a front or rear lot line. (4/15/2005)

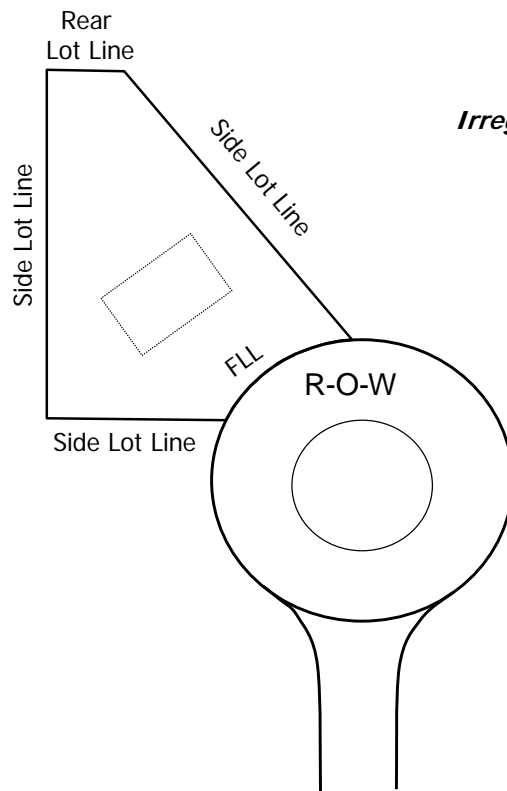


***Standard Lot and Flag Lot***

**Figure 1. Lot Lines**



***Triangular Shaped Lot***

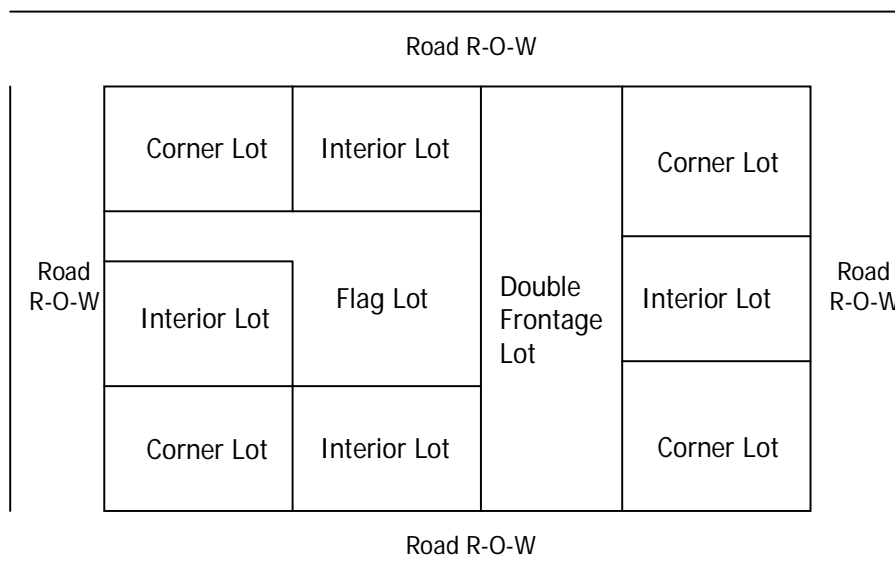


***Irregular Shaped Lots***

116. LOT TYPES (See Figure 2) (4/15/2005):

- a. CORNER LOT: A lot abutting on and at the intersection of two (2) or more rights-of-way. (5/20/2000)
- b. DOUBLE FRONTAGE LOT: A lot, other than a corner lot, with frontage on more than one road rights-of-way. (4/15/2005)
- c. FLAG LOT: A lot utilizing a strip of land to provide access to or legal frontage on a dedicated road right-of-way, but where the majority of the area of the lot is situated immediately behind one or more lots relative to the road right-of-way to which the flag lot has access or frontage. The pole portion or flag stem of such a lot is not considered a building site. (4/15/2005)
- d. INTERIOR LOT: A lot bounded by a road right-of-way on only one (1) side. (5/20/2000)

**Figure 2. Lot Types**



117. LOT WIDTH: The horizontal distance between side lot lines as measured at the required front setback line. (5/20/2000)

118. LUMBER AND BUILDING MATERIAL DEALER: An establishment for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, but not including the manufacture or fabrication of lumber, lumber products, or firewood. (6/15/2007)

119. MANUFACTURING, HEAVY: The initial processing or treatment of raw material or manufacturing of products that require additional processing, fabrication, or assembly. Such operations are primarily major and extensive in character; require large sites, open storage and service area, having potential to produce noise, dust, glare, odors or vibration. (6/15/2007)

120. MANUFACTURING, LIGHT: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of products. Such operations are, relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust.

Operation and storage occur primarily within enclosed structures and generate minimal industrial traffic or nuisances. (6/15/2007)

121. MEDICAL AND DENTAL OFFICE: An establishment where healthy, sick, ailing, infirm, or injured persons are seen by appointment for wellness check-ups, examination and treatment on an outpatient basis by one or more physicians, dentists, or other medical personnel and where patients are not lodged overnight. (6/15/2007)
122. MEETING/BANQUET FACILITY: A building or group of rooms which are rented by individuals or groups to accommodate private functions including but not limited to, banquets, weddings, anniversaries and other similar functions. Such use may or may not include: 1) kitchen facilities for the preparation of catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities. (6/15/2007)
123. MEMBERSHIP SPORTS/FITNESS CLUB: An indoor facility including uses such as game courts, exercise equipment, indoor and/or outdoor swimming pools, locker rooms, whirlpools, hot tubs and/or saunas, restaurant or snack bar, pro-shop and training facilities. (6/15/2007)
124. MOBILE HOME: A non-self propelled vehicle so designed, constructed, or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation, when connected to utilities, designed for year-round living in one place, whether resting on wheels, jacks, blocks, or other temporary foundation and used or constructed as to permit its being used as a conveyance upon public streets and highways. (11/24/1980)
125. MONOPOLE: A support structure constructed of a single, self-supporting hollow metal tube securely anchored to a foundation. (12/17/2004)
126. MOTOR VEHICLE: Any vehicle, including mobile homes and recreational vehicles, that is propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires. (11/5/2004)
127. MOTOR VEHICLE DEALER, (NEW/PRE-OWNED): An establishment engaged in activities such as displaying, offering for sale and selling new motor vehicles at retail, and which may also include operating a service facility to perform repairs and maintenance on motor vehicles, offering for sale and selling motor vehicle parts at retail, offering for sale and selling used or pre-owned motor vehicles at retail, but only as incidental to the sale of new motor vehicles and conducting all other acts that are usual and customary to the operation of a new motor vehicle dealership. See also "New Motor Vehicle." (6/15/2007)
128. MULTI-FAMILY BUILDING(S): A building containing no less than three (3), nor more than eight (8) dwelling units provided that each unit shares a party wall with its adjoining unit. (1/13/1986; Amended 6/18/1998)
129. NEW MOTOR VEHICLE: A motor vehicle, the legal title to which has never been transferred by a manufacturer, remanufacture, distributor or dealer to an ultimate purchaser. (6/15/2007)
130. NOISE: Any sound which annoys or disturbs persons of normal sensibilities or which causes or tends to cause an adverse psychological or physiological effect on persons. (12/15/2006)
131. NOISE DISTURBANCE: Any sound which endangers or injures the safety or health of humans or animals; annoys or disturbs a reasonable person of normal sensitivities; or endangers or injures personal or real property. (12/15/2006)

132. NON-CONFORMING USE: A building, structure, sign or use of land existing at the time of enactment of this Resolution which does not conform to the regulations of the district or zone in which it is situated. (1/25/1983)
133. NUISANCE: Any action which endangers life or health, gives offense to the senses, violates the laws of decency, or obstructs the reasonable and comfortable use of property. (5/20/2000)
134. NURSING HOME: A nursing home means a home used for the reception and care of individuals who by reason of illness or physical or mental impairment require skilled nursing care and of individuals who require personal care services but not skilled nursing care. A nursing home is licensed to provide personal care services and skilled nursing care. (From: Ohio Revised Code Section 3721.01(A)(6)) (5/20/2000)
135. OPEN SPACE: Land area within any district devoid of buildings, parking structures or accessory structures, etc. but land which consists of wooded areas, lakes and streams, walkway systems (pedestrian paths), bike paths, greenways and natural site amenities. The functions of open space are active recreation, passive recreation and preservation of environmental amenities for collective enjoyment. (3/9/1976)
136. OUTDOOR DISPLAY: The placing of merchandise in an outdoor area that is open to the general public when the merchandise on display is removed from its shipping packaging and is representative of merchandise that is available for purchase inside the building and/or is available for purchase by the general public directly from the display area. (6/15/2007)
137. OUTDOOR RECREATION: A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities, provided such facilities are not operated for commercial gain. These shall include, but are not limited to, baseball diamonds, soccer and football fields, and picnic shelters. (6/19/2009)
138. OUTDOOR STORAGE: Limited storage of equipment, material, machinery or vehicles outside enclosed buildings for more than twenty-four hours, and related to the principal use of the building or lot, except for merchandise placed in an area for outdoor display. (6/15/2007)
139. OUTSIDE DINING: A dining area with seats and/or tables located outdoors of a restaurant, coffee shop, or other food service establishment, and which is located outside the walls of the subject building, and may or may not be enclosed by a separate wall or fence. (6/15/2007)
140. PARTY WALL: A common wall separating two dwelling units for at least twenty percent(20%) of its length. (3/9/1976)
141. PATIO HOMES: Two single-family dwelling units which are physically attached one to the other by a common or adjoining vertical wall, which have individual heating and plumbing systems, and which have separate entrances. (3/9/1976)
142. PAVILION: A freestanding, open air structure with a solid roof supported by columns or posts and containing four sides, which shall not be enclosed with any material. (4/1/2011)
143. PENNANT: A long, tapering piece of cloth, paper or plastic, usually triangular in shape, which is attached to a staff of some type and used for signaling, identification and/or advertising. (7/7/1994)
144. PERGOLA: A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters. Used to offer shade and often covered with climbing plants. Pergolas are similar to arbors, but are typically designed with more substantial architecture. See also "ARBOR" and "TRELLIS". (4/1/2011)

145. PERSON: An individual, proprietorship, partnership, corporation, association or other legal entity. (6/20/1996)
146. PERSONAL CARE SERVICES: Services including, but not limited to the following:
- a. Assisting residents with activities of daily living;
  - b. Assisting residents with self-administration of medicine, in accordance with rules adopted by the public health council pursuant to this chapter;
  - c. Preparing special diets, other than complex therapeutic diets, for residents pursuant to the instructions of a physician or a licensed dietitian, in accordance with rules adopted by the public health council pursuant to this chapter;
  - d. Personal care serviced shall not include skilled nursing care as defined in Section 3721.01 of the Ohio Revised Code. An adult care facility need not provide more than one (1) of the personal care services listed above to be considered providing personal care services. (From: Ohio Revised Code Section 3721.01(A)(5)(a) and 3721.01(A)(5)(b)). (5/20/2000)
147. PERSONAL SERVICES: Any enterprise conducted for gain that primarily offers services to the general public such as shoe repair, watch repair, barbershop, salons, dry cleaners, photography studios or similar activities. (6/15/2007)
148. PLANNED UNIT DEVELOPMENT DISTRICT: A preplanned community within Concord Township containing various housing and comparable commercial uses, as permitted within this Zoning Resolution, constructed according to a predetermined and approved plan, and providing for the clustering of housing to preserve common open space for scenic beauty and recreation for the use of all residents and owners in the Planned Unit Development. (3/9/1976)
149. POLICE AND FIRE SERVICES: A governmentally owned and operated facility established to provide police, fire, or EMS services to the surrounding area. (6/15/2007)
150. POLITICAL SIGN: A political sign shall be any sign advocating any type of political action or concerning any candidate, issue, levy or any other matter to be voted upon in the next primary, general or special election. (6/2/2001)
151. PREMISES: A parcel of land and the structures situated thereon. (7/7/1994)
152. PRINTING: Commercial printing operation involving a process that is considered printing, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic and screen process printing. (6/15/2007)
153. PUBLISHING: Activity of preparing and producing material for publication: the trade, profession or activity of preparing and producing material in printed or electronic form for distribution to the public. (6/15/2007)
154. RECESSED CEILING FIXTURE: An outdoor lighting fixture recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling. (12/15/2006)
155. RECREATIONAL VEHICLE: A vehicular portable structure designed and constructed to be used as a temporary dwelling for travel, recreational and vacation uses, and non-road legal motorized personal transportation devices and watercraft, and the trailers used to transport them. (11/24/1980; Amended 1/22/1998)
- a. "Travel Trailer"- A non-self-propelled recreational vehicle and includes a tent type fold-out camping trailer, and designed to be used as a temporary dwelling for travel, recreational and vacation uses. (11/24/1980)

- b. "Motor Home"- A self-propelled recreational vehicle designed to be used as a temporary dwelling for travel, recreational and vacation use. (11/24/1980)
  - c. "Truck Camper"- A non-self-propelled recreational vehicle without wheels for road use and designed to be placed upon and attached to a motor vehicle. Truck camper does not include truck covers which consist of walls and roof but do not have floors and facilities for using same as a dwelling. (11/24/1980)
  - d. "Boats" and "Boat Trailers" shall include boats, floats and rafts, plus the normal equipment to transport the same on the highway. (11/24/1980)
  - e. Snowmobiles and trailers used to transport them, personal watercraft devices and trailers used to transport them, and all terrain vehicles (ATV's) and trailers used to transport them. (1/22/1998)
156. RELIGIOUS WORSHIP PLACE: See "CHURCH OR PLACE OF RELIGIOUS WORSHIP". (5/20/2000)
157. RENTAL SERVICES INCLUDING ELECTRONIC/FURNITURE AND PARTY SUPPLIES: An establishment offering electronics, appliances, furniture, party supplies and similar goods and equipment on a rental or rent-to-own basis. (6/15/2007)
158. RESEARCH AND DEVELOPMENT LAB: A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation and goods or products may be produced on a prototype basis as necessary for testing, evaluation and test marketing. (6/15/2007)
159. RESIDENTIAL CARE FACILITY: A home that provides either of the following:
- a. Accommodations for seventeen (17) or more unrelated individuals and supervision and personal care services for three (3) or more of those individuals who are dependent on the services of others by reason of age or physical or mental impairment;
  - b. Accommodations for three (3) or more unrelated individuals, supervision and personal care services for at least three (3) of those individuals who are dependent on the services of others by reason of age or physical or mental impairment and, to at least one (1) of those individuals, any skilled nursing care authorized by Section 3721.011 of the Ohio Revised Code. (From Ohio Revised Code Section 3721.01(A)(7)). (5/20/2000; Amended 12/15/2001)
160. RESIDENTIAL CONSERVATION DEVELOPMENT: A contiguous area of land to be planned and developed as a single entity, in which housing units are accommodated under more flexible standards, such as building arrangements and setbacks, than those that would normally apply under single-family district regulations, in order to conserve open space and existing natural resources. (9/17/2004)
161. RESIDENTIAL DISTRICT: A single-family/duplex, planned unit development or multiple family zoning district. (6/20/1996)
162. RESIDENTIAL USE: A single-family/duplex or multiple family use. (6/20/1996)
163. RESTAURANT (COUNTER SERVICE): A retail service establishment whose principal business is the sale of foods, frozen desserts, or beverages in ready-to-consume servings, for consumption either within the restaurant building or for carry-out, and where customers are not served their food, frozen desserts or beverages by a restaurant employee at the same table or counter where the items are consumed. (1/5/2007)
164. RESTAURANT (TABLE SERVICE): A retail service establishment wherein the entire business activity, or substantially all of the business activity, consists of the sale of food

- and service to patrons seated at tables for consumption within the building. (8/22/1978; Amended 9/17/1998, 3/18/1999 and 1/5/2007)
165. RETAIL ESTABLISHMENT: An establishment engaged in the selling of goods or merchandise within an enclosed building to the general public for personal or household consumption, which is open to the general public during regular business hours and which has display areas that are designed and laid out to attract the general public. (6/15/2007)
166. REZONING/ZONING MAP AMENDMENT: An amendment to or a change in the Zoning Resolution which reclassifies a parcel (or parcels) of land to a different zoning designation. (5/20/2000)
167. RIGHT-OF-WAY: A strip of land taken, dedicated or otherwise regarded as an irrevocable right-of-passage for use as a public way. (2/28/1978; Amended 5/20/2000)
168. SATELLITE RECEIVING ANTENNAS – DISH TYPE: Dish type satellite receiving antenna, also known as dish antenna, earth station or ground station, shall mean a signal receiving device, the purpose of which is to receive microwave transmission and for programming from satellites in earth orbit or from earth mounted microwave transmitters. These signal receiving devices are further characterized as having a parabolic or hemispheric reflector and LNA (low noise amplifier) located at the focal point of the reflector dish. (8/25/1986)
169. SCHOOL: A public or private facility that provides a curriculum of elementary and/or secondary academic instruction, including pre-schools, kindergartens, elementary schools, middle schools, junior high schools, high schools, vocational high schools, special education schools, colleges, junior colleges, and universities. (5/20/2000; Amended 6/15/2007)
170. SEASONAL AGRICULTURAL PRODUCTS: Seasonal agricultural products are those products raised or grown on-premises through agricultural use, including farming, dairying, pasturage, apicultural, horticulture, floriculture, viticulture, and animal and poultry husbandry, and sold in its natural state during limited periods during the year. (4/7/1994)
171. SENIOR ADULT: An individual fifty-five (55) years of age or older. (5/20/2000)
172. SENIOR ADULT CARE HOME: A residence that provides, for a period of more than twenty-four (24) hours, whether for a consideration or not, accommodations and supervision for three (3) to eight (8) unrelated senior (fifty-five (55) years of age or older) adults, at least three (3) of whom are provided personal care services. (5/20/2000)
173. SETBACK LINE: Is the line established by the Concord Township Zoning Resolution which defines the area between said line and the street or lot line, on which no building may be constructed. (11/24/1980)
174. SIGN: Any advertisement, announcement, mark of identification or symbol attached to, painted or illuminated, directly or indirectly, upon any land or structure. (2/28/1978)
175. SIGNS, GOVERNMENT: Are excluded from these regulations and means signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance or governmental regulation. (2/28/1978)
176. SIGN, OFF-PREMISES: Any sign unrelated to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located. (2/28/1978)

177. SIGN, ON-PREMISES: Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located. (2/28/1978)
178. SINGLE DETACHED CLUSTER DWELLING (R-3 District): A building consisting of a single dwelling unit detached from any other house by open space or common area located in the R-3 District and designed to be used exclusively for the occupancy by one (1) family unit and meeting the minimum setbacks in Section 17.08 C. (7/18/2008)
179. SITE: A parcel of land intended or suitable for development; or upon on which a building has been previously built. (5/20/2000)
180. SITE PLAN: A drawing to appropriate scale, disclosing all proposed uses for a development including location, extent and characteristics. A site plan shall include lot lines, streets, buildings (along with setbacks and yard clearances), structures, utilities and grading. (5/20/2000)
181. SKILLED NURSING CARE: Procedures that require technical skilled and knowledge beyond those the untrained person possesses and that are commonly employed in providing for the physical, mental, and emotional needs of the ill or otherwise incapacitated. Skilled nursing care includes, but is not limited to, the following:
- a. Irrigation, catheterization, application of dressings, and supervision of special diets;
  - b. Objective observation of changes in a patient's condition as a means of analyzing and determining the nursing care required and the need for further medical diagnosis and treatment;
  - c. Special procedures contributing to rehabilitation;
  - d. Administration of medication by any method ordered by a physician, such as hypodermically, rectally or orally, including observation of the patient after receipt of the medication;
  - e. Carrying out other treatments prescribed by the physician that involve a similar level of complexity and skill in administration. (From Ohio Revised Code Section 3721.01(A)(4). (5/20/2000)
182. SOUND: An oscillation in pressure, particle displacement, particle velocity, or other physical parameter, in a medium with internal forces that cause compression and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity and frequency. (12/15/2006)
183. SPECIAL EVENT (B-1, B-2, BX, GB, R-2, M, RD-2, AND S DISTRICTS): Special Events include sales conducted by commercial establishments, such as grand opening sales, anniversary sales, clearance sales, promotional sales and going out of business sales. (4/7/1994; Amended 6/15/2007)
184. SPECIAL EVENT (RELIGIOUS AND INSTITUTIONAL USES – R-1 AND R-4 DISTRICTS): Special Events include fund raising activities of all types, special programs or other special activities sponsored by non-profit organizations. (4/7/1994; Amended 12/17/1998)
185. STAFF: A rod, pole, stick or other such similar support. (7/7/1994)
186. STORY - That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. (10/17/2008)

187. STORY, HALF - A story under a gable, hip or gambrel roof of which the wall plates on at least two opposite exterior walls are not more than two feet above the floor of such story. (10/17/2008)
188. STREET TYPES:
- a. Access Street – minor street emptying into a collector or other primary street and connecting with a cul de sac, or other street facility.
  - b. Arterial Street – a major street or highway primarily for through traffic, carrying large volumes of traffic and usually on a continuous route.
  - c. Circle Street – minor street in a circular or curved form, each street end connecting with another street and having housing units only on the outside of the curve.
  - d. Collector Street – a primary street serving residential, commercial or industrial areas and carrying traffic flow from loop, circle, cul de sac or other minor streets generally to other areas of the community and to arterial streets.
  - e. Cul de sac – minor street terminating in a dead end space enabling automobile traffic to turn around and serving several individual home sites grouped around the turnaround.
  - f. Loop Street – minor street in a looped or half circular form with each end connected to a collector street and serving housing units located on both sides of the street. (All portions 3/9/1976; Amended 6/15/2007)
189. STRUCTURAL ALTERATION: Any change which would tend to prolong the life of a supporting member of a structure such as bearing walls, columns, beams, or girders or which would change the use of the structure. (6/17/1964)
190. STRUCTURE: Anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground. Structures include, but are not limited to, buildings, decks, fences, garages, signs, walls, gazebos, sheds, pools, and movable structures that may be on blocks, skids, or similar support. Structures do not include trailers or other vehicles whether on wheels or other supports. (6/17/1964; Amended 5/20/2000 and 4/1/2011)
191. STUDIOS FOR INSTRUCTION: A building or a portion of a building that is used or intended to be used for nonacademic group instructional purposes including, but not limited to, art, crafts, dance and other wellness activities. (6/15/2007)
192. SWIMMING POOL, CLUB: For the purposes of this Zoning Resolution, a pool operated by a private club incorporated as a nonprofit organization to maintain and operate a swimming pool for the exclusive of residents, occupants and guests of the residential development or area within which the pool is located. (4/1/2011)
193. SWIMMING POOL, PERMANENT: An artificial tank or structure, either in-ground or above-ground, intended for recreational swimming purposes and not located within an enclosed building, with a diameter greater than six feet and designed to contain greater than two (2) feet of water at any point. Permanent swimming pools, as regulated in Section XXXI of this Zoning Resolution, shall be erected and maintained on a property year-round. See also "HOT TUB" and "TEMPORARY SWIMMING POOL". (3/18/1969; Amended 4/1/2011)
194. SWIMMING POOL, PRIVATE: For the purposes of this Zoning Resolution, a pool maintained by an individual on a lot as an accessory use to a dwelling for the sole use of the members of the private dwelling and any guests, without charge for admission and not operated for profit. See also "SWIMMING POOL, PERMANENT" and "SWIMMING POOL, TEMPORARY". (4/1/2011)

195. SWIMMING POOL, TEMPORARY: An above ground tank or structure designed for swimming purposes but, which are not permanently installed and are only permitted to be erected on a property within a designated time frame, as specified in Section XXXI of this Zoning Resolution. Temporary pools shall include, but shall not but limited to, inflatable, blow-up, plastic structures intended to be used as pools by children. (4/1/2011)
196. TELECOMMUNICATION: The technology which enables information to be exchanged through the transmission of voice, video, or data signals by means of electrical or electromagnetic systems. (12/17/2004)
197. TEMPORARY OUTDOOR STORAGE UNIT: A storage unit or container intended for the purpose of storing or keeping household goods and other personal property to be filled, refilled, and/or emptied while located outdoors on a residential property, and later removed from the property for storage off-site. (4/1/2011)
198. THEATER: A building, or portion thereof, devoted to showing motion pictures or live performances. (6/15/2007)
199. TOWNHOUSE, CONDOMINIUM, VILLA: One of a series of not less than three (3) nor more than eight (8) dwelling units attached to one another by a party wall. (10/30/1978)
200. TREE MITIGATION: A planned community process to replant mature trees (6" caliper width or greater) that are destroyed in the new development construction process. Trees can be replanted on owner's property or in designated community areas. (12/15/2006)
201. TREE SAVE AREA: An area in which all trees and vegetation growth is undisturbed unless recommended by an approved Arborist or Urban Forester. Specific protection of this area is required during land clearing, site preparation, and construction on adjoining areas. (12/15/2006)
202. TRELIS: Open latticework structure, often two-dimensional, either free-standing or laid against a building. Primarily used to support climbing plants. See also "ARBOR" and "PERGOLA". (4/1/2011)
203. UNRELATED INDIVIDUAL: One who is not related to the owner or operator of a home or to the spouse of the owner or operator as a parent, grandparent, child, grandchild, brother, sister, niece, nephew, aunt, uncle, or as a child of an aunt or uncle. (From: Ohio Revised Code Section 3721.01(A)(2). (5/20/2000)
204. UPLIGHTING: Any light source that distributes illumination above a 90-degree horizontal plane. (12/15/2006)
205. URGENT CARE/MEDICAL CLINIC: A facility for examining and treating human patients with medical problems on an outpatient basis, including ambulatory care or similar medical service. (6/15/2007)
206. U.S. POSTAL SERVICE: A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail. (6/15/2007)
207. USE: The purpose for which land or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained. The use of land shall include but not be limited to the occupancy of all buildings or structures situated upon any parcel of land and shall also include the use of land upon which no structures are situated. (6/17/1964 and 4/9/1979)

208. USE DISTRICT: A section or sections of the township for which regulations and provisions governing the use of buildings and land are uniform for each class of use permitted therein. (6/17/1994)
209. UTILITY AND COMMUNICATION SERVICE: A facility that provides for proper service of electricity, gas, steam, telephone, cable, water, sewer, telegraphy, or internet. (6/15/2007)
210. VARIANCE: Is a modification of the strict terms of the Zoning Resolution where such modification will not be contrary to the public interest; and, where owing to conditions peculiar to the property, and not created by any action of the applicant, a literal enforcement of the Zoning Resolution would create unnecessary and undue hardship. (1/25/1983)
211. VEHICLES: Any device for transporting persons or things on wheels or runners, including motorized bicycles, but does not mean vehicles that are operated exclusively on rails or tracks from overhead electric trolley wires and vehicles that belong to any police department, municipal fire department, or volunteer fire department, or that are used by such a department in the discharge of its functions. (11/5/2004; Amended 6/15/2007)
212. VETERINARY SERVICES: A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for treatment, observation and/or recuperation. (6/15/2007)
213. WALL: see "FENCE" (4/1/2011)
214. WAREHOUSE: A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive. (6/15/2007)
215. WAREHOUSING (ACCESSORY): The storage of a raw material, in-process or finished product and/or necessary equipment or material as an accessory use, in relation to the primary activity of a manufacturing establishment. (2/20/1997; Amended 6/15/2007)
216. WHOLESALE BUSINESS: An establishment primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. (6/15/2007)
217. WIRELESS TELECOMMUNICATIONS ANTENNA: The physical device through which electromagnetic, wireless telecommunications signals authorized by the Federal Communications Commission (FCC) are transmitted or received. (12/17/2004)
218. WIRELESS TELECOMMUNICATIONS EQUIPMENT SHELTER: The structure in which the electronic receiving and relay equipment for a wireless telecommunications facility is housed. (12/17/2004)
219. WIRELESS TELECOMMUNICATIONS FACILITY: A facility consisting of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio communications source and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telephone lines. (12/17/2004)
220. WIRELESS TELECOMMUNICATIONS TOWER: A structure intended to support equipment used to transmit and/or receive telecommunications signals including monopoles, guyed, and lattice construction steel structures. (12/17/2004)

221. YARD: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as elsewhere specified in this Resolution. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the building shall be used. (6/1959; Amended 6/15/2007)
222. YARD, FRONT: The area of a lot extending across the full width of a front lot line at the road right-of-way between the side lot lines, and from the front lot line to the front wall of the principal building. (5/20/2000)
223. YARD, REAR: The area of a lot extending across the full width of the lot between the side lot lines, and extending between the rear lot line and the nearest line of the principal building. (5/20/2000)
224. YARD, SIDE: The area of a lot between the side lot line and the nearest line of the principal building and extending from the front yard to the rear yard. (5/20/2000)
225. ZONING PERMIT: A document issued by the Zoning Inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses. (1/25/1983)