

THE FOLLOWING CHANGES TO THE TEXT OF THE GREEN TOWNSHIP RESOLUTION TAKE EFFECT 11-26-09

ALL BOLD FACE ARE CHANGES, ALL ITALICS IN PARENTHESES ARE DELETIONS

402 Accessory Building: A detached structure used to store personal possessions or used for an activity conducted solely by the (*occupant of the residence*) **OWNER OF PROPERTY.**

1. Accessory buildings on parcels of one acre or less shall not exceed 800sq. ft. in all districts. Accessory buildings on parcels more than one acre but less than five acres shall not exceed 1600 sq. ft. in all districts. Accessory buildings on parcels of five acres or greater shall not exceed 3200 sq. ft. in all districts.

2. The fee for obtaining a zoning certificate for accessory buildings that do not exceed 144 sq. ft. shall be waived.

3. Accessory buildings that do not exceed 144 sq. ft. may be placed on a permanent foundation or constructed on skids; all others shall be on a permanent foundation.

4. Accessory buildings shall not occupy more than ten percent of the required yard.

5. An accessory building shall not be used as a dwelling.

436 Permanent Foundation

A permanent masonry, concrete, or a footing or foundation approved by the manufactured homes commission pursuant to Chapter 4781 of the Revised Code, to which a manufactured or mobile home may be affixed **OR ANY FOUNDATION AS DESCRIBED IN THE MOST RECENT ADDITION OF THE OHIO BASIC BUILDING CODE.**

448 Roadside Stands:

Small structures (maximum of one hundred (100) square feet) for the sale of agricultural and plant nursery products, a minimum of fifty (50) percent of the produce shall be raised on the premises. Parking off the highway must be provided. **A MINIMUM OF A 25 FOOT SET BACK FROM THE RIGHT OF WAY IS REQUIRED.**

508 Residential District (R-1)

1. Permitted Uses:

Agriculture

Single Family Dwellings

Home occupations class I (*and II*)

Essential Services

Accessory Uses

Public Uses

Permanently sited manufactured homes

2. Conditional Uses:

Planned Unit Development

Two Family Dwellings

Multi Family Dwellings

Nursery

Non-Commercial Recreational Facilities

(*Cemeteries*)

Semi-Public Uses

3. Minimum Lot Size: (*One (1) acre (43,560 sq. ft.)*) **1/2 ACRE**

4. Minimum Lot Width: (*one hundred and fifty (150) ft.*) **60 FEET**

5. Minimum Front Yard Depth: (*One hundred (100) ft.*) **50 FEET** from centerline of road.

6. Minimum Rear Yard Depth: Forty (40) ft.
7. Minimum Side Yard Setback: Fifteen (15) ft.
8. Minimum Sum of Both Side Yards: (*Forty (40) ft.*) **30 FEET**
9. Maximum Building Height: Thirty five (35) ft.
10. Maximum Number of Stories: Two and one-half (2.5) stories
11. Maximum Percent of Lot Coverage: Fifteen (15) percent
12. Minimum Road Frontage: (*one hundred and fifty (150) ft*) **60 FEET.**, measured at the center line of road.

614 Signs

1. All signs located in Green Township shall follow the requirements of these Regulations.
2. The following signs shall be permitted in any District. No permit shall be required:
 - A. Real Estate rental or sale signs of less than six (6) square feet per side.
 - B. Signs advertising Home Occupations of not more than six (6) square feet per side.
 - C. Signs listing the name and address of occupants of a structure not exceeding four (4) square feet per side.
 - D. Signs or bulletin boards related to places of worship, public buildings or social clubs or societies not exceeding forty (40) square feet.
 - E. Entrance, exit or directional signs.
 - F. Temporary signs advertising special events or the construction of buildings shall be removed upon completion of the advertised activity.
 - G. Political signs not exceeding four (4) square feet, these signs must be removed within two (2) weeks following the election.*
 - H. Signs erected by governmental agencies
 - I. Signs advertising roadside stands not exceeding six (6) square feet.
3. Zoning Certificates shall be required for the following types of signs:
 - A. outdoor advertising signs not located on the premises of the establishment advertised.
 - B. Signs shall be set back from the edge of the right-of-way as required by the following table:

Size	Setback
Less than or equal to 10 sq. ft.	10 feet
11 to 30 square feet	20 feet
31 to 50 square feet	30 feet
51 square feet or greater	50 feet
 - C. Signs shall be separated from each other a minimum of ten (10) times the average size of the signs; signs shall be not less than one hundred (100) feet apart.
 - D. Signs shall not be located less than one hundred (100) feet to a residential structure.
 - E. No sign shall be greater than one hundred (100) square feet in total surface per side.
 - F. Signs on the premises of commercial or industrial uses; the edge of such signs shall not be closer than fifteen (15) feet to the right-of-way.
4. The following types of signs are prohibited:
 - A. Signs attached to or painted on trees, rocks or natural features.
 - B. Flashing or illuminated signs that distract drivers.
 - C. Signs that resemble devices erected under governmental authority.
 - D. Signs located in dedicated rights-of-way.
 - E. Signs deemed to be unsafe or a public hazard.

ANY TIME REGIONAL PLANNING COMMISSION IS USED IN THIS RESOLUTION IT SHOULD BE REPLACED WITH ASHLAND COUNTY PLANNING COMMISSION