

# LAKE TOWNSHIP ZONING RESOLUTION

## TABLE OF CONTENTS

ARTICLE		PAGE NUMBER WITHIN ARTICLE
<b>I.</b>	<b>TITLE</b>	1
<b>II.</b>	<b>DEFINITIONS</b>	
	SECTION A. RULES OF INTERPRETATION	1
	SECTION B. DEFINITIONS	2
<b>III.</b>	<b>DISTRICTS AND GENERAL PROVISIONS</b>	
	SECTION A. DISTRICTS	1
	SECTION B. DISTRICT MAP	1
	SECTION C. DISTRICT BOUNDARIES	1
	SECTION D. COMPLIANCE WITH REGULATIONS	2
	SECTION E. USES EXEMPTED FROM PROVISIONS OF RESOLUTION	2
	1. Agricultural Uses	2
	2. Railroads / Public Utilities	4
	SECTION F. NON-CONFORMING USES	5
	SECTION G. PENDING APPLICATION FOR BUILDING PERMIT	6
<b>IV.</b>	<b>USE REGULATIONS</b>	
	A-1 AGRICULTURAL DISTRICT	1
	S-1 SPECIAL DISTRICT	2
	R-1 SUBURBAN RESIDENTIAL DISTRICT	2
	R-2 RESIDENTIAL DISTRICT	3
	R-3 RESIDENTIAL DISTRICT	4
	B-1 NEIGHBORHOOD BUSINESS DISTRICT	5
	B-2 GENERAL BUSINESS DISTRICT	6
	B-3 HIGHWAY BUSINESS DISTRICT	7
	M-1 LIGHT INDUSTRIAL DISTRICT	8
	M-2 HEAVY INDUSTRIAL DISTRICT	9
<b>V.</b>	<b>HEIGHT, LOT AREA AND FLOOR AREA REQUIREMENTS</b>	
	DIAGRAM: LOT TERMS	1
	TABLE: RESIDENTIAL USES - A-1, R-1, R-2	2
	TABLE: RESIDENTIAL USES - R-3	3
	TABLE: BUSINESS AND INDUSTRIAL USES	4
<b>VI.</b>	<b>OFF-STREET PARKING AND LOADING REQUIREMENTS</b>	
	SECTION A. OFF-STREET LOADING REQUIREMENTS	1
	SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS	1
	1. General Requirements	1
	2. Number of Spaces Required:	1
	Tables	2
	3. Rules Governing the Determination of Required Number of Spaces	6
	4. Parking in Residential Areas	6
	SECTION C. SPECIAL PARKING PROVISIONS	6
	1. Disabled, Abandoned, Junk Vehicles in any District	6
	2. Junk Vehicle	7
	3. Historical or Collectors' Vehicles	7
	4. Trailers, Motor Homes, Recreational Vehicles	7
	5. Motels or Hotels	7
	6. Truck, Tractor or Semi-Tractor Parking	8
	7. Development and Maintenance of Parking Areas	8

**LAKE TOWNSHIP ZONING RESOLUTION**  
**TABLE OF CONTENTS**

ARTICLE		PAGE NUMBER WITHIN ARTICLE
<b>VII.</b>	<b>SPECIAL PROVISIONS</b>	
	SECTION A. PERFORMANCE REQUIREMENTS	1
	SECTION B. ACCESSORY BUILDING	1
	SECTION C. SATELLITE DISHES	1
	SECTION D. FENCES AND HEDGES	2
	SECTION E. SIGNS AND OUTDOOR ADVERTISING STRUCTURES	2
	1. Permits and Permission	2
	2. General Provisions	2
	3. Commercial or Industrial District Signs	3
	4. Setback Requirements	4
	5. Special Yard Provisions	4
	6. Illumination	5
	7. Subdivision Signs	5
	8. Permits	5
	9. Advertising Vehicles Prohibited	6
	10. Identification for Sign Installation and Maintenance	6
	11. Unclassified Signs	6
	12. Unlawful Signs	6
	13. Abandoned Signs Prohibited	7
	14. Exemptions	7
	SECTION F. COMMUNITY DEVELOPMENT PROJECTS	7
	SECTION G. PRIVATE SWIMMING POOLS, PONDS, LAKES, BARROW PITS	8
	SECTION H. TEMPORARY BUILDINGS	8
	SECTION I. CONSTRUCTION EXCAVATION / FILLING	9
	SECTION J. STORM WATER MANAGEMENT	9
	SECTION K. OUTDOOR LIGHTING	9
	SECTION L. SITE PLAN REVIEW	10
	1. General Requirements	10
	2. Specific Requirements	10
	3. Application Procedure	11
	SECTION M. VIRONMENTAL STANDARDS	12
	SECTION N. MOTOR VEHICLE SALVAGE YARDS AND JUNK YARDS	13
	1. General	13
	2. Storage	13
	3. Licensing	13
	4. Fencing and Screening	13
	5. Off-Street Parking and Loading	13
	6. Yard Requirements	13
	7. Pavement	14
	SECTION O. BED AND BREAKFAST INN	14
	SECTION P. ACCESSORY ELDERLY DWELLING UNIT	15
	SECTION Q. ADULT ENTERTAINMENT BUSINESSES	15
	1. Purpose	15
	2. Definitions	15
	3. Conditional Use Permit Required	17
	4. Zoning of Adult Entertainment Businesses	17
	SECTION R. UNDERGROUND FUEL TANKS / PUMPS	17

# LAKE TOWNSHIP ZONING RESOLUTION

## TABLE OF CONTENTS

ARTICLE		PAGE NUMBER WITHIN ARTICLE
<b>VII.</b>	<b>SPECIAL PROVISIONS (CONT'D)</b>	
	SECTION S. BUFFER YARDS	18
	1. Purpose	18
	2. Applicability	18
	3. Location	18
	4. Buffer Yard Requirements	18
	SECTION T. EXOTIC ANIMALS	21
	SECTION U. TRANSPORTATION-FOR-HIRE BUSINESS	21
	SECTION V. COMMERCIAL VEHICLE	21
<b>VIII.</b>	<b>MANUFACTURED HOMES</b>	
	SECTION A. PLACEMENT OF MANUFACTURED HOMES	1
	SECTION B. MANUFACTURED HOME PARK REQUIREMENTS	1
	SECTION C. MANUFACTURED HOME SUBDIVISION	3
<b>IX.</b>	<b>EXCEPTIONS AND MODIFICATIONS</b>	
	SECTION A. REQUIREMENTS AND REGULATIONS	1
	SECTION B. EXISTING LOTS OF RECORD	1
	SECTION C. HEIGHT REGULATIONS	1
	SECTION D. FRONT YARDS	1
	SECTION E. SIDE YARDS	2
	SECTION F. REAR YARDS	3
	SECTION G. SETBACK FROM ESTABLISHED DRAINAGE DITCHES	3
<b>X.</b>	<b>ENFORCEMENT</b>	
	SECTION A. ZONING INSPECTOR	1
	SECTION B. ZONING CERTIFICATE	1
	1. Zoning Certificate Required	1
	2. Written Request	1
	3. Conditions Under Which Certificates Are Required	1
	4. Fee for Zoning Certificate	2
	5. Application and Issuance of Zoning Certificates	2
	6. Certificate of Zoning Compliance	3
	7. Violations and Penalties	3
	8. All Violations ...	3
<b>XI.</b>	<b>ZONING COMMISSION AND BOARD OF ZONING APPEALS</b>	
	SECTION A. ORGANIZATION AND PROCEDURES	1
	1. Membership	1
	2. Hearings, Adoption of Rules	1
	3. Minutes	1
	4. Witnesses, Oaths, Subpoena Powers	1
	5. Executive Session [ prohibited ]	1
	SECTION B. APPEALS	1
	SECTION C. POWERS AND DUTIES	2
	1. To Hear and Decide Appeals	2
	2. Exceptions	2
	3. Grant Variations	2
	4. Impose Requirements and Conditions	3
	5. Public Values and Safety	3
	SECTION D. FEES	3



# LAKE TOWNSHIP ZONING RESOLUTION

## TABLE OF CONTENTS

ARTICLE		PAGE NUMBER WITHIN ARTICLE
<b>XII.</b>	<b>INTERPRETATION, PURPOSE AND CONFLICT</b>	1
<b>XIII.</b>	<b>AMENDMENT TO TOWNSHIP ZONING RESOLUTION</b>	
	SECTION A. PROCEDURES FOR AMENDMENTS OR DISTRICT CHANGES	1
	SECTION B. GENERAL	1
	SECTION C. INITIATION OF ZONING AMENDMENTS	1
	SECTION D. CONTENTS OF APPLICATION FOR ZONING MAP AMENDMENT	1
	SECTION E. CONTENTS OF APPLICATION FOR ZONING TEXT AMENDMENT	2
	SECTION F. TRANSMITTAL TO ZONING COMMISSION	2
	SECTION G. SUBMISSION TO WOOD COUNTY PLANNING COMMISSION	2
	SECTION H. SUBMISSION TO DIRECTOR OF TRANSPORTATION	2
	SECTION I. PUBLIC HEARING BY ZONING COMMISSION	3
	SECTION J. NOTICE OF PUBLIC HEARING IN NEWSPAPER AND TO PROPERTY OWNERS	3
	SECTION K. RECOMMENDATION BY ZONING COMMISSION	4
	SECTION L. PUBLIC HEARING BY BOARD OF TOWNSHIP TRUSTEES	4
	SECTION M. ACTION BY BOARD OF TOWNSHIP TRUSTEES	5
	SECTION N. EFFECTIVE DATE AND REFERENDUM	5
	SECTION O. TRANSMITTAL OF AMENDMENT	5
	SECTION P. APPLICATION FEES	6
<b>XIV.</b>	<b>VALIDITY</b>	1
<b>XV.</b>	<b>EFFECTIVE DATE</b>	
	SECTION A. GENERAL	1
	SECTION B. AUTHORIZATION	1
	<b>APPENDIX</b>	
	LAKE TOWNSHIP ZONING PERMIT FEES	A - i
	APPLICATION FOR CERTIFICATION OF ZONING COMPLIANCE	A - ii