

## **TITLE THREE ZONING ADMINISTRATION**

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### **CHAPTER 1131 DEFINITIONS**

#### **1131.01 Definitions (A-Z)**

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##### **CROSS REFERENCES**

Fence defined – See P. & Z. 1181

Private swimming pool defined – See P. & Z. 1187

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##### **1131.01 DEFINITIONS.**

For the purpose of this Zoning Ordinance, certain terms and words are hereby defined.

Words used in the present tense shall include the future;

The singular number shall include the plural, and the plural the singular;

The word “building” shall include the word “structure”,

The word “shall” is mandatory and not directory, and

“May” is permissive.

(Ord. 10-63. Passed 2-10-64)

**ACCESSORY BUILDING.** “Accessory building” means a detached subordinate building, that is located on the same lot as a principal building, and

Is not used or designed for human occupancy; and

The use of which is clearly incidental to the use of the land, or to the use of the principal building.

**ACCESSORY USE.** “Accessory use” means a use of land, or buildings, related to the principal use, which is also clearly subordinate to the principle use of the land or buildings.

(Ord. 10-63. Passed 2-10-64)

**AGRICULTURE.** “Agriculture” means any agricultural use, including

Agricultural, and animal and poultry husbandry,

Dairying,

Farming, and

Pasturage.

(Ord. 10-63. Passed 2-10-64.)

**ANIMAL HOSPITAL.** “Animal hospital” means a place where animals are given medical, or surgical treatment, and

The boarding of animals is limited to short-term care incidental to the hospital use.

**ANTIQUÉ SHOP.** “Antique shop” means any building for the sale of

Any old and authentic object(s) of personal property,

Which were made, fabricated, or manufactured forty or more years earlier, and

Which has a unique appeal and enhanced value, mainly because of its age.

In addition, articles of personal property:

Which were made, fabricated, or manufactured twenty, or more, years earlier, and

Due to public demand have an attained value in a recognized commercial market, which is in excess of its original value.

**APPLIANCE STORE.** “Appliance store” means a retail, or wholesale, establishment selling household, or office, mechanisms operated by

Electricity,

Gas, or

A small motor.

**ARCADE.** “Arcade” means a place of business where

An individual,

Association,

Partnership, or

Corporation maintains three or more devices,

The public may use said devices as a game, entertainment, amusement, and/or test of skill.

Where upon insertion of a coin, disc, plate, slug, token, or the payment of some other form of consideration.

These devices include, but are not limited to

Computer assisted games,

Electronic games,

Fixed kiddy rides,

Mechanical bulls,

Pinball machines,

Pool tables,

But shall not include radios and televisions.

**ART SCHOOL OR GALLERY.** “Art school or gallery” means a building, or structure, where

Paintings,

Sculptures, or

Other works of art are exhibited or sold, and

Where classes may be available to instruct the public in artistic techniques.

**AUDITORIUM/CAFETORIUM.** “Auditorium/cafetorium” means a building, or structure, where facilities are provided for

Athletic,

Civic,

Educational,

Political,

Religious, or

Social events.

**APARTMENT AND APARTMENT BUILDING.**

A. "Apartment" means a room, or suite of rooms, intended, designed or used as a residence by a single family.

B. "Apartment building" means a building designed for, or containing apartments, or suite of rooms for residence purposes.

(Ord. 10-63. Passed 2-10-64.)

**ARCHITECTURAL PROJECTIONS.** "Architectural projections" means open Structures, such as

Balconies,

Canopies,

Carports,

Covered patios,

Platforms,

Porches, and

Similar architectural projections,

Which shall be considered part of the building to which attached, and

Shall not project into the required minimum front, side, or rear yard.

(Ord. 5-97. Passed 2-4-97.)

**AUTOMOTIVE REPAIR, SALES AND SALVAGE.**

A. "Automotive repair" means the

Repair,

Rebuilding, or

Reconditioning of motor vehicles or parts thereof, including

Collision service,  
Painting, and  
Cleaning of vehicles.

B. "Automotive sales" means the sale or rental of new and used vehicles, or trailers.

C. "Automotive salvage" means the

Dismantling or wrecking,

Storage,

Sale, or

Dumping of used motor vehicles, trailers, or parts thereof.

(Ord. 10-63. Passed 2-10-64.)

**AUTOMOBILE SERVICE STATION.** "Automobile service station" means any building, structure, or land used for the

Dispensing,

Sale, or

Offering for sale at retail of any:

Accessories,

Automobile fuels, or

Oils,

Including:

Lubrication of automobiles, and

Replacement or installation of minor parts and accessories,

But not including major repair work, such as

Body and fender,

Motor replacement,

Repair, or

Spray painting.

(Ord. 5-97. Passed 2-4-97.)

**AWNING.** “Awning” means a movable, or fixed, shelter supported entirely from the exterior wall of a building, and

Composed of rigid or non-rigid materials,

Except for the supporting framework.

**BAKERY.** “Bakery” means a building, or structure, for

Baking,

Compounding,

Mixing, or

Producing

Bread, biscuits, buns, cakes, pies, and other bakery type items,

Where flour, or meal, is the principal ingredient, and

That are sold to the public.

**BANKS AND OTHER FINANCIAL INSTITUTIONS.** “Bank and other financial institutions” means an institution where money is

Deposited,

Exchanged,

Kept, or

Lent.

**BARBER/BEAUTY SHOP.** “Barber/beauty shop” means a facility where human hair is

Cared for,

Curled,

Cut,

Dyed, or

Trimmed.

**BASEMENT.** “Basement” means a story, partly or wholly underground,

Where no more than one-half the height of the story is above the average level of the adjoining ground.

**BED AND BREAKFAST INN.** “Bed and Breakfast Inn” means an owner occupied, single-family dwelling

In which rooms are rented to paying guests on an overnight basis, and

Breakfast only is provided.

The entire service to be included in one (1) stated price.  
(Ord. 5-97. Passed 2-4-97.)

**BOARD.** “Board” means the Board of Zoning Appeals of the Village of Genoa, Ohio.  
(Ord. 10-63. Passed 2-10-64.)

**BOARDING HOUSE.** “Boarding house” means a building, other than a hotel where,

Meals or lodging and meals are provided, for compensation and by arrangement,

For three (3) or more persons, but not exceeding twenty (20) persons.  
(Ord. 10-63. Passed 2-10-64.)

**BOAT STORAGE.** “Boat storage” means a building, or open area of land, where five (5) or more watercraft are parked or stored for period of ten (10) days or more.

**BODY PIERCING FACILITY.** “Body piercing facility” means a building, or portion thereof

Whose primary purpose is where holes of various sizes are made in various parts of the body,

For the purpose of displaying different forms of jewelry, such as earrings, rings,

etc.

**BOOKSTORE.** “Bookstore” means a building, or structure, where printed material, and electronically produced tapes of printed material, are made available to the general public for purchase.

**BUILDING.** “Building” means any structure having

A roof supported by columns or by walls, and  
Intended for the shelter, housing or enclosure of  
Animals,  
Chattel, or  
Person.

Each part of such a structure,

Separated from the rest by unbroken party walls,

Is a separate building, for the purpose of this Zoning Ordinance.  
(Ord. 10-63. Passed 2-10-64.)

**BUILDING AREA.** “Building area” means the total of areas

Taken on a horizontal plane

At the main grade level of the principal building, and all accessory buildings,

Exclusive of uncovered porches, terraces and steps.

All dimensions shall be measured between the exterior faces of walls.  
(Ord. 5-97. Passed 2-4-97.)

**BUILDING, DETACHED.** “Detached building” means a building, surrounded by open space, on the same lot.  
(Ord. 5-97. Passed 2-4-97.)

**BUILDING, FRONT LINE OF.** “Front line of building” means the line of that face of the building, nearest the front line of the lot.

This face includes



Covered porches,

Sun parlors, and

Other architectural projections, whether enclosed or unenclosed,

But does not include steps.

(Ord. 5-97. Passed 2-4-97.)

**BUILDING, HEIGHT OF.** “Height of building” means the vertical distance from

The grade to the highest point of the coping of a flat roof, or

To the deck line of a mansard roof, or

The mean height level between eaves and ridge for gable, hip and gambrel roofs.

(Ord. 10-63. Passed 2-10-64.)

**BUILDING, PRINCIPAL.** “Principal building” means a building, or group of buildings, in which is conducted the main, or principal use, of the lot on which such building is situated.

(Ord. 5-97. Passed 2-4-97.)

**BUSINESS.** “Business” means the use of lands, or buildings, for the

Exchange of goods and services,

Purchase,

Sale, or

For the purpose of maintaining

Offices,

Recreational, or

Amusement enterprises for profit.

**BUSINESS, PROFESSIONAL & ADMINISTRATIVE.** “Business, professional & administrative” means a building, in which one or more persons are employed in the

Conducting of a business,

Direction,

Management, or

Where professionally qualified persons, and their staff, serve clients or patients who seek:

Advice,

Consultation, or

Treatment and

May include the administrative offices of a non-profit, or charitable organization.

Professionals included herein are

Accountants,

Attorneys,

Detectives,

Doctors/physicians,

Employment advisors,

Engineers/surveyors,

Health care professionals,  
Insurance agents,

Investment agents,

Real estate agents,

Title agents, and

Veterinarians.

Other professionals, who meet similar criteria to those listed herein as determined by the Zoning Administrator, may be included.

**BUSINESS, RETAIL.** "Business, retail" means a building, or portion thereof, where

Articles,  
Goods,  
Merchandise,  
Substances,  
Wares, or  
Things are offered or kept for sale at retail,

Including storage of quantities, sufficient only to service such store of such:

Articles,  
Goods,  
Merchandise,  
Substances,  
Wares, and/or  
Things.

**BUSINESS SERVICES.** “Business services” means any activity conducted for gain,

Which renders services primarily to other commercial or industrial enterprises, or

Which services and repairs appliances and machines, used in homes or businesses.

(Ord. 10-63. Passed 2-10-64.)

**CAMERA SHOP.** “Camera shop” means an establishment where

Film,  
Developing services, and  
Camera equipment are sold.

**CAMP GROUND.** “Camp ground” means an area of land, on which three (3) or more

Campers,

Motor homes,

Travel trailers,

Tents, or

Other similar recreational vehicles,

Are accommodated with, or without charge.

Such camp shall include any

Buildings,

Fixture of equipment or

Structure(s).

That are used, or intended to be used, in connection with providing such accommodations.

(Ord. 5-97. Passed 2-4-97.)

**CAR WASH.** “Car wash” means a building, or structure, containing facilities for washing motor vehicles, either

Through a mechanical method, by which the vehicles is moved as automatic or semi-automatic application of cleaner, brushes, rinse, water and heat for drying is applied, or

Through hand, or mechanical, washing by the vehicle’s owner.

**CARRYOUT OR DRIVE THRU.** “Carryout or drive thru” means an establishment which by design encourages, or permits, customers to receive goods, while remaining in their motor vehicles.

**CEMETERY.** “Cemetery” means an area of land that is set aside as a place for the interment of the dead, or in which human bodies have been buried.

**CHILD DAY-CARE.** “Child day-care” means administering 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, or residence, other than the child's own home.

The following are child day-care facilities:

A. "Child Day-Care Center" means any place in which child day-care is provided:

1. With or without compensation, for thirteen (13) or more children at any one time, or
2. Any place that is not the permanent residence of the licensee, or administrator, in which child day-care is provided, with or without compensation, for seven (7) to twelve (12) children at any one time.

In counting children for purposes of this definition, any children under six (6) years of age shall be counted

Who are related to a licensee, administrator, or employee, and

Who are on the premises.

B. "Type A Family Day-Care Home" means a permanent residence of the administrator in which:

1. Child day-care is provided for four (4) to twelve (12) children at any one time, and
2. If four (4) or more children are under two (2) years of age.

In counting children for the purposes of this definition, any children, under seven (7) years of age, shall be counted,

Who are related to a licensee, administrator, or employee, and

Who are on the premises of the Type A home.

The term "Type A Family Day-Care Home" does not include a residence in which the needs of children are administered,

If all such children are siblings of the same immediate family,  
and

The residence is their home.

C. "Type B Family Day-Care Home" means a permanent residence of the provider in which:

1. Child day-care or child day-care services are provided for one (1) to six (6) children at one time, and
2. No more than three (3) children may be under two (2) years of age at any one time.

In counting children for the purpose of this definition, any children under six (6) years of age shall be counted,

Who are related to the provider, and

Are on the premises of the Type B home.

The term "Type B Family Day-Care Home" does not include a residence, in which the needs of children are administered to,

If all such children are siblings of the same immediate family,  
and

The residence is their home.

(Ord. 5-97. Passed 2-4-97.)

**CLINIC.** "Clinic" means an establishment where patients, who are not lodged overnight, are admitted for examination and treatment by a group of physicians, or dentists, practicing medicine together.

(Ord. 10-63. Passed 2-10-64.)

**CLUB.** "Club" means a building, or portion thereof, or premises owned, or operated by, a

Association,  
Corporation,  
Person or persons for a  
Educational, or  
Recreational,  
Social purpose,

But not primarily for profit, or to render a service, which is customarily carried on as a business.

(Ord. 10-63. Passed 2-10-64.)

**COMMISSION.** “Commission” means the Planning Commission acting for the Village of Genoa, Ohio, established under the Ohio Revised Code.

(Ord. 10-63. Passed 2-10-64.)

**CONDITIONAL USE.** “Conditional use” means a conforming use of buildings and/or land, which, by the nature of it, requires review by the Board, as set forth in Section 1137, in order to determine its effect upon adjacent existing uses.

(Ord. 10-63. Passed 2-10-64.)

**CONDOMINIUM.** “Condominium” means a building, or group of buildings, in which

Units are owned individually, and

The structure,

Common areas, and

Facilities, are owned by all of the owners on a proportional, individual basis.

(Ord. 5-97. Passed 2-4-97.)

**CONTRACTOR’S EQUIPMENT YARD.** “Contractor’s equipment yard” means any premises, or buildings, where

Equipment or materials are stored, or

A contractor performs shop or assembly work.

**CONTRACTOR’S ESTABLISHMENT.** “Contractor’s establishment” means a

facility operated by an

Individual,

Group of individuals, or

Companies,

That furnish materials, or provide, services at a specified site, and is limited to building construction activities only.

**COUNCIL.** "Council" means the Council of the Village of Genoa, Ohio.  
(Ord. 10-63. Passed 2-10-64.)

**COVERAGE.** "Coverage" means that percentage of the plot, or lot area, covered by the building area.  
(Ord. 5-97. Passed 2-4-97.)

**CREMATORIUM.** "Crematorium" means any facility used to dispose of human remains by incineration.

**DANCE SCHOOL.** "Dance school" means a facility, where instruction is given to individuals, who want to learn specific dance steps, including, but not limited to:

Ballet,

Contemporary,

Country,

Folk,

Jazz and/or

Other forms of dance.

**DELICATESSEN.** "Delicatessen" means an establishment, where ready to eat food products, such as cooked meats and prepared salads, are sold to the general public.

**DENSITY.**

A. "Density" means a unit of measurement, the number of dwelling units per acre of land.

B. "Gross Density" means the number of dwelling units per acre of the



total land to be developed.

- C. "Net Density" means the number of dwelling units per acre of land, when the acreage involved includes only the land devoted to residential uses.  
(Ord. 5-97. Passed 2-4-97.)

**DESIGN REVIEW BOARD.** The "Design Review Board" is a board whose purpose is to review exterior changes in the DHD and determine if the proposed change is consistent with the historic period.

The Board consists of five members, appointed by the Mayor and approved by Council.

Members include the Mayor, one member of Council, two business owners in the Downtown Historic District, and an architect, who serve voluntarily.

If an architect cannot be appointed, the Mayor and Council may hire an architect.

The Design Review Board is also referred to as the DRB.  
(Ord. 05-99. Passed 01-19-1999.)

**DOWNTOWN HISTORIC DISTRICT.** The "Downtown Historic District" is the area defined in Village of Genoa Ordinance 05-99 which includes the Downtown Business District, and is governed by the historic standards set forth in Ordinance 05-99.

The Downtown Historic District is also referred to as the DHD.  
(Ord. 05-99. Passed 01-19-1999.)

**DRIVE-IN COMMERCIAL USES.** "Drive-in commercial uses" means any retail commercial uses, providing considerable off-street parking, and catering, primarily to vehicular trade, such as:

Drive-in restaurants,

Drive-in theaters and

Similar uses.

(Ord. 10-63. Passed 2-10-64.)

**DRY CLEANING.** "Dry cleaning" means a building, or part thereof, used for the purpose of receiving articles, or goods of fabric, to be subjected to a process of cleaning, or dyeing, by someone other than the owner of the fabric.

**DRUG STORE.** "Drug store" means a store,

Where the primary business is the filling of medical prescriptions, and the sale of drugs, medical devices and supplies, and non-prescription medicines,

But where non-medical products may be sold as well.

**DWELLINGS; SINGLE-FAMILY, TWO-FAMILY AND MULTIPLE.**

- A. "Dwelling" means any building or portion thereof, which is designed for, or used for, residential purposes.

The term dwelling shall include industrialized unit, but shall not be deemed to include hotel, motel, boarding house, lodging house, or manufactured home.

- B. "Single-family dwelling" means a building designed for, or occupied, exclusively by one (1) family.
- C. "Two-family dwelling" means a building designed for, or occupied, exclusively by two (2) families.
- D. "Multiple dwelling" means a building used, or designed, as a residence for three (3) or more families living independently of each other, and doing their own cooking therein,

Including apartment houses, apartment hotels, flats and group houses.

(Ord. 5-97. Passed 2-4-97.)

**DWELLING UNIT.** "Dwelling unit" means a building, or portion thereof, providing complete housekeeping facilities for one (1) family.

(Ord. 5-97. Passed 2-4-97.)

**EASEMENT.** "Easement" means a right given by the property owner, for specific limited use of that land, by a

Another person or entity,

Corporation,

Governmental body, or

Public agency.

**ENTERTAINMENT FACILITIES.** "Entertainment facilities" means any activity

conducted for gain, which is generally related to the entertainment field, such as:

- Bowling alleys,
- Carnivals,
- Commercial swimming pools,
- Golf driving ranges,
- Miniature golf,
- Motion picture theaters,
- Roller skating rinks, and
- Other related uses.

(Ord. 10-63. Passed 2-10-64.)

**ESSENTIAL SERVICES.** “Essential services” means the

- Alteration,
- Construction,
- Erection, or
- Maintenance,

By public utilities, or municipal, or other governmental agencies of:

- A. Transmission or distribution systems of:
  - 1. Electrical,
  - 2. Underground or overhead gas,
  - 3. Steam, or
  - 4. Water;
- B. Collection, communication, supply or disposal systems, including:
  - 1. Cables,
  - 2. Conduit,

3. Drains,
4. Fire alarm boxes,
5. Hydrants
6. Mains,
7. Pipes,
8. Poles,
9. Police call boxes,
10. Sewers,
11. Traffic signals,
12. Wires, and
13. Other similar equipment and accessories

In connection therewith, reasonably necessary for the furnishing of adequate service by such:

Public utilities, or

Municipal, or

Other governmental agencies, or

For the public health, safety or general welfare,

But not including buildings, other than structures for the purpose of housing the essential services named herein.

(Ord. 10-63. Passed 2-10-64.)

**FAMILY.** "Family" means one (1) or more persons occupying a dwelling, living as a single housekeeping unit, and doing their own cooking on the premises, as distinguished from a group, occupying a boarding house, or hotel, as herein defined.

(Ord. 10-63. Passed 2-10-64.)

**FARM OR FARMLAND.** Farm or farmland means a parcel of land used for agricultural activities.

**FIBER CEMENT SIDING.** “Fiber cement siding” is a product that replicates the size, shape, texture, and profile of a wood siding product.

Refer to ASTM Standard Specification C1186 Grade II, Type A for a non-asbestos fiber cement siding which complies.

**FILING Fee.** “Filing fee” means a fee,

Established by the Council of the Village of Genoa, Ohio,

Charged to an applicant to cover the administrative cost to process an application including, but not limited to, a

Zoning permit,

Rezoning or

Amendment to the Zoning Ordinance, Variance, or an Appeal.

**FILLING OR SERVICE STATION.** See Automobile Service Station.

**FLOOR AREA.** “Floor area” means the sum of the gross horizontal areas of the several floors of the building or buildings,

Measured from the exterior faces of exterior walls, or

From the centerline of the walls separating two buildings.

In particular, the “floor area” of a building or buildings shall include:

- A. Basement space;
- B. Elevator shafts, and stairwells, at each floor;
- C. Floor space for mechanical equipment, with structural headroom, or providing structural headroom of seven feet, six inches (7’, 6”) or more;
- D. Interior balconies, and mezzanines;
- E. Enclosed porches;
- F. Accessory uses, not including space for accessory off-street parking.

However, the “floor area” of a building shall not include:

- G. Cellar space, except that cellar space used for retailing, shall be included for the purpose of calculating requirements for accessory off-street parking spaces and accessory off-street loading berths;
  - H. Elevator and stair bulkheads, accessory water tanks and cooling towers;
  - I. Floor space used for mechanical equipment, with structural headroom of less than seven feet, six inches (7',6");
  - J. Attic space, whether or not a floor has actually been laid, providing structural headroom of less than seven feet, six inches (7',6");
  - K. Uncovered steps;
  - L. Accessory off-street parking spaces;
  - M. Accessory off-street loading berths;
- (Ord. 5-97. Passed 2-4-97.)

**FLORIST.** "Florist" means a retail store where flowers and plants are sold or offered for sale to the public, and such use may include the

Incidental raising, and

Arranging of flowers and plants for sale in the store.

**FOOD PROCESSING.** "Food processing" means a commercial establishment, in which food is processed, or otherwise prepared, for human consumption,

But not consumed on the premises.

**FRONTAGE.** "Frontage" means all the property on one side of a street,

Between two intersecting streets (crossing or terminating),

Measured along the line of the street, or,

If the street is dead ended, then all of the property abutting on one side, between an intersecting street and the dead end of the street.

(Ord. 10-63. Passed 2-10-64.)

**FUNERAL HOME/MORTUARY.** "Funeral home/mortuary" means a building, designed for furnishing funeral supplies and services to the public, and

Includes facilities intended for the preparation of the dead human body for interment or cremation.

**GARAGES, PRIVATE AND PUBLIC.**

A. "Private garage" means an accessory building,

Designed, or used, for the storage of motor-driven vehicles, owned and used by the occupants of the building to which it is accessory.

Not more than one of the vehicles may be a commercial vehicle, or not more than two-ton (2) capacity.

B. "Public garage" means a building, or portion thereof, other than a private or storage garage, designed or used for:

Equipping,

Hiring,

Repairing,

Selling

Servicing, or

Storing motor-driven vehicles.

(Ord. 10-63. Passed 2-10-64.)

**GREENHOUSE.** "Greenhouse" means a building for the growing of

Flowers,

Plants,

Shrubs,

Trees and similar vegetation,

Which are not necessarily transplanted outdoors on the same lot containing the Greenhouse,

But are sold directly from said lot at wholesale or retail.

**GROCERY STORE.** “Grocery store” means a retail establishment, that deals primarily with food and food products, required by residents in the community, and may include other goods that meet their day to day households’ needs.

**GROUND FLOOR.** “Ground floor” means the first floor of a building, other than a cellar or basement.  
(Ord. 5-97. Passed 2-4-97.)

**HEALTH CLUB.** “Health club” means a

Gymnasium, or

Private club for:

Athletics,

Health,

Recreation, or

Reducing salon, and weight control establishment.

**HOME OCCUPATION.** “Home occupation” means the use of a home for a business or professional service, which is

Established entirely within a dwelling, and

Conducted only by members of the family residing in the dwelling,

Utilizing not more than twenty-five (25%) of the ground floor area of the dwelling, and

Requires no equipment or process that creates:

Electrical interference,

Fumes,

Glare,

Noise,

Odors, or

Vibration,



Detectable to the normal senses off the lot.  
(Ord. 10-63. Passed 2-10-64.)

**HOSPITAL, NURSING HOME & ASSISTED LIVING FACILITIES.** “Hospital, nursing home, & assisted living facilities” means any

Building,

Institution, or

Other premises or place

Established for the:

Dental care,

Maintenance,

Medical,

Observation,

Supervision and

Skilled nursing care

Of persons afflicted with, or suffering from sickness, disease, or injury, or for the convalescent, or chronically ill persons.

**HOTEL.** “Hotel” means a building

In which lodging, or boarding and lodging, are provided and offered to the public for compensation, and

In which ingress and egress to and from all rooms are made through an inside lobby or office, supervised by a person in charge at all hours.

As such, a hotel is open to the public, in contradistinction to boarding houses, lodging houses or apartments, which are herein separately defined.  
(Ord. 10-63. Passed 2-10-64.)

**INDUSTRIAL UNIT.** “Industrial unit” means an assembly of materials, or products, comprising all, or part, of a total structure which,

When constructed, is self-sufficient or substantially self-sufficient, and

When installed, constitutes the structure or part of structure, except for preparations for its placement.

This unit is approved by the Ohio Department of Industrial Relations, and meets the requirements of Section 4010:2-98 of the Ohio Basic Building Code.

The applicant shall submit evidence that the unit is approved by the Ohio Department of Industrial Relations.  
(Ord. 5-97. Passed 2-4-97.)

**JUNK.** “Junk” means any worn-out, castoff, or discarded article or material

Which is, or may be, salvaged for reuse, resale, reduction, or similar disposition, or

Which is possessed, transported, owned, collected, accumulated, dismantled, or assorted, for the aforementioned purposes.

Any article or material that can be used for its original purpose as readily as when new,

Which is unaltered, or unchanged, and

Without further reconditioning,

Shall not be considered junk.  
(Ord. 5-97. Passed 2-4-97.)

**JUNK YARD.** “Junk yard” means the use of more than two-hundred (200) square feet of the area of any lot, whether inside a building, or

The use of any portion of that half of any lot that joins any street, for the

Storage,

Keeping, or

Abandonment of junk, or scrap materials, or

Dismantling, demolition or abandonment of automobiles, or

Other vehicles or machinery or parts thereof.

(Ord. 5-97. Passed 2-4-97.)

**KENNEL.** “Kennel” means a premises on which four (4) or more dogs, or small animals, at least four (4) months of age, are kept.

**LIBRARY.** “Library” means a building containing

Printed,

Pictorial,

Soundtrack, and

Video material

For public use for purposes of study, reference and recreation.

**LIGHT MANUFACTURING.** “Light manufacturing” means any light manufacturing, or industrial processing, which, by the nature of the

Equipment,

Materials, and

Processes

Utilized, are to a considerable measure clean, quiet and free from any objectionable, or hazardous element.

Light industrial uses shall comply with the performance requirements specified in Chapter 1187, and shall include the light industrial uses listed in Chapter 1169.

(Ord. 5-97. Passed 2-4-97.)

**LIQUOR RETAIL STORES.** “Liquor retail stores” means any building, or structure, licensed under the appropriate statute, for sale by the bottle of alcoholic liquor.

**LIVE THEATRE.** “Live theatre” means a building, or part of a building, devoted to live, dramatic, comedic and musical performances.

**LOADING SPACE.** “Loading space” means a space, within the main building, or on the same lot therewith,

Providing for the standing, loading or unloading of trucks, and

Having a minimum dimension of twelve (12’) by thirty-five (35’) feet, and a vertical clearance of at least fourteen (14’) feet.

(Ord. 5-97. Passed 2-4-97.)

**LODGING HOUSE.** “Lodging house” means a building, other than a hotel, where lodging for three (3) or more persons is provided for compensation, pursuant to previous arrangement, and not to anyone who may apply.  
(Ord. 10-63. Passed 2-10-64.)

**LOT.** “Lot” means a parcel of land of at least sufficient size to

Meet minimum zoning requirements for use, coverage, and area, and

Provide such yards and other open spaces as are herein required,

For purposes of this ordinance.

Such lot shall have the minimum required frontage on an improved public street, or on an approved private street, and

May consist of a single parcel of land, or a combination of parcels of land, when the parcels of land are adjacent to one another, and used as one (1),

Provided that in no case of division, or combination, shall any residual lot or parcel be created which does not meet the requirements of this ordinance.

Each parcel of land shall be described, by either metes and bounds on a document, recorded at the County Recorder’s Office, or a plat recorded at the County Recorder’s Office.

(Ord. 10-63. Passed. 2-10-64.)

**LOT, CORNER.** “Corner lot” means a lot, located at the intersection of two (2) or more streets.

(Ord. 5-97. Passed 2-4-97.)

**LOT DEPTH.** “Lot depth” means a horizontal distance, between the front lot line and the rear lot line,

Measured in a general direction parallel with its side lot lines.

The depth shall be measured from the street right-of-way line, unless otherwise specified.

**LOT, INTERIOR.** “Interior lot” means a lot, other than a corner lot, with only one (1) frontage on a street.

(Ord. 5-97. Passed 2-4-97.)

**LOT OF RECORD.** “Lot of record” means any lot,

Which is part of a subdivision recorded in County Recorder's Office, or

A lot or parcel described by metes and bounds, the description of which has been so recorded.

(Ord. 5-97. Passed 2-4-97.)

**LOT, MINIMUM AREA OF.** "Minimum area of lot" means the area of a lot, computed exclusive of any portion of the right-of-way of any public thoroughfare.  
(Ord. 10-63. Passed 2-10-64.)

**LOT, THROUGH.** "Through lot" means a lot, other than a corner lot, with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.  
(Ord. 5-97. Passed 2-4-97.)

**LOT WIDTH.** "Lot width" means the width of a lot, at the building setback line, measured at right angles to its depth.  
(Ord. 10-63. Passed 2-10-64.)

**MANUFACTURED HOME.** "Manufactured home" means a building, or assembly of closed construction, that is

Fabricated in an off-site facility, and

Constructed in conformance

With federal construction and safety standards, established by the Secretary of Housing and Urban Development, pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974", and

Has a permanent label or tag affixed to it, certifying compliance with all applicable federal construction and safety standards.  
(Ord. 5-97. Passed 2-4-97.)

**MANUFACTURED HOME PARK.** "Manufactured home park" means an area of land, on which three (3) or more manufactured homes are regularly accommodated, or intended for such use, with or without charge,

Including any buildings, other structures, fixtures or equipment that is used, or intended to be used, in providing accommodations.

(Ord. 5-97. Passed 2-4-97.)

**MANUFACTURING.** "Manufacturing" means any manufacturing, or industrial process, including food processing,

Which by the nature of the materials, equipment and processes utilized, is not objectionable, by reason of:

- Cinders,
- Dust,
- Gas fumes,
- Noise,
- Odor,
- Refuse matter,
- Smoke,
- Vibration, or
- Water-carried waste.

Any manufacturing, or industrial process, permitted in the "M" Districts, shall comply with the performance requirements of Section 1187.  
(Ord. 10-63. Passed 2-10-64.)

**MARINE SALES AND SERVICES.** "Marine sales and service" means a facility for the sale and service of private watercraft, and may include the sale of incidental supplies used on the watercraft.

**MAYOR.** "Mayor" means the Mayor of the Village of Genoa, Ohio.  
(Ord. 10-63.) Passed 2-10-64.)

**MINING.** "Mining" means the extraction of:

- Earth,
- Gravel,
- Mineral bearing substance
- Rock,
- Sand, or
- Stone

From the ground for the purpose of obtaining any mineral there from.

**MINI-STORAGE BUILDING.** “Mini-storage building” means a building

Not over twenty (20’) feet high measured to the peak,

Providing one (1) or more separate storage spaces, of not over three-hundred (300) square foot area each,

With individual outside access,

For rental to the public for storage of non-hazardous personal goods.  
(Ord. 5-97. Passed 2-4-97.)

**MOBILE HOME.** “Mobile home” means a building which was built

Prior to enactment of the Federal Manufactured Housing Constitution and Safety Standards Act of 1974,

Which became effective June 15, 1976, or

Subsequent to such Act, but not certifiable to compliance with it, and

Shall be permitted only in approved manufactured home parks.  
(Ord. 5-97. Passed 2-4-97)

**MORE RESTRICTIVE.** “More restrictive” means, in reference to a nonconforming use, the changing of a use to more nearly conform to the permitted use,

Thus increasing the requirements, such as side yards, etc., or

Generally increasing the compatibility of a nonconforming use to the requirements of the district in which it is listed.

(Ord. 10-63. Passed 2-10-64.)

**MOTOR COURT OR MOTEL.** “Motor court” or “motel” means a building, or group of buildings, used for the temporary residence of motorists or travelers.

(Ord. 10-63. Passed 2-10-64.)

**MUNICIPALITY.** “Municipality” means the Municipality of Genoa, Ohio.

(Ord. 10-63. Passed 2-10-64.)

**MUSEUM.** “Museum” means a building, used for the

Preservation of a collection of paintings, and/or

Other works of art, and/or

Objects of natural history, and/or

Of mechanical, scientific and/or philosophical inventions, instruments, models and/or of human history, cultural and/or designs, and

Dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories, and other offices used in connection therewith.

**MUSIC SCHOOL.** “Music school” means a facility, in which the ability to play musical instruments and voice lessons are taught and/or developed.

**NIGHT CLUB.** “Night club” means an establishment, dispensing liquor and meals, and in which music, dancing, or entertainment is conducted.

**NON-CONFORMING USE OR BUILDING.** “Non-conforming use or building” means a non-conforming lot, structure, use or characteristic of a use, which was lawful before this ordinance was passed or amended,

But which could be prohibited, regulated, or restricted under the terms of this Ordinance, or future amendment.

It is the intent of this ordinance to permit these non-conformities to continue, until they are removed, but not to encourage their survival.

It is further the intent of this ordinance that non-conformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures, or uses, prohibited elsewhere in the same district.

**NURSERY SCHOOL.** See Child Day-Care.  
(Ord. 5-97. Passed 2-4-97.)

**OFF-STREET PARKING SPACE.** “Off-street parking space” means any parking space located

Wholly off any street, alley, or sidewalk,

Either in an enclosed building, or on an open lot, and

Where each parking space has an area of not less than that required in Chapter 1183, exclusive of access drives or aisles.  
(Ord. 5-97. Passed 2-4-97.)

**OWNER.** “Owner” any person who, alone or jointly or severally with others, shall



have legal title to any land, or structure, with or without accompanying actual possession thereof; or

Shall have charge, care, or control of any land, or structure, as owner, or agent of the owner; or

As executor, administrator, conservator, trustee, or guardian of the estate of the owner.

Any such person, thus representing the actual owner, shall be bound to comply with the provisions of this Ordinance, and of rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

**PARK.** "Park" means an area, devoted to recreational uses, and generally characterized by its natural, historic, or landscaped features, and used for both passive and active forms of recreations.

**PARKING AND STORAGE OF CERTAIN VEHICLES.** See Chapter 1187. (Ord. 5-97. Passed 2-4-97.)

**PERMIT.** "Permit" means a written governmental permission, issued by an authorized official,

Empowering the holder thereof to do an act not forbidden by law,

But not allowed without such authorization.

**PERSON.** "Person" means an individual, corporation, firm, partnership, association, organization, unit of government, or any other group.

**PERSONAL SERVICES.** "Personal services" means any enterprise conducted for gain, which primarily offers services to the general public, such as

Barber shops,

Beauty parlors,

Shoe repair,

Valet service,

Watch repairing, and

Related activities.

(Ord. 10-63. Passed 2-10-64.)

**PARKING AREA.** “Parking area” means an area, or areas of land, or a building, or part thereof, for the purpose of parking motor vehicles,

Which is provided, and maintained, upon the same lot, or lots upon which the principal use is located,

Except as otherwise permitted herein.

**PLACE OF ASSEMBLY.** “Place of assembly” means any public, or private, building, or structure, or other public open area, which is designed for the assembly, or collection of persons, at any one time, for

Amusement,

Civic,

Educational,

Political,

Recreational,

Religious, or

Social purposes.

**PLANNED UNIT DEVELOPMENT.** “Planned Unit Development” (PUD) means a development, by which either residential, office, commercial, or industrial uses are accommodated, in a pre-planned environment, that permits greater flexibility, and consequently, more creative and imaginative design than would be possible under conventional zoning regulations.

**PLANNING COMMISSION.** “Planning Commission” means the Planning Commission of the Village of Genoa, Ohio, established under the Ohio Revised Code, Section 713.

**PLANT NURSERY.** “Plant nursery” means the land, or greenhouses, used to raise flowers, shrubs, and plants for sale.  
(Ord. 10-63. Passed 2-10-64.)

**POOL HALL.** “Pool hall” means a building, or portion thereof, where three (3) or more pool/billiard tables are located, and provided for use to the public.

**PUBLIC USES.** “Public uses” means public parks, and schools, and administrative, cultural and service buildings,

Not including public land or buildings,

Devoted solely to the storage, and maintenance, of equipment and material.  
(Ord. 10-63. Passed 2-10-64.)

**RECREATIONAL FACILITIES.** “Recreational facilities” means

Country clubs,

Golf courses and

Other private noncommercial recreation areas and facilities, or

Recreation centers, including private community swimming pools.

(Ord. 10-63. Passed 2-10-64.)

**RECREATIONAL VEHICLES.** “Recreational vehicles” means a vehicular, portable structure, that is designed, and constructed, to be used as a temporary dwelling for travel, recreational, and vacation uses, and is classed as follows:

- A. “Travel Trailer” means a non self-propelled recreational vehicle that does not exceed an overall length of thirty-five (35’) feet, exclusive of bumper and tongue, or coupling, and

Includes a tent-type, fold-out camping trailer as defined in Section 4517.01 of the Revised Code.

- B. “Motor Home” means a self-propelled, recreational vehicle, that is constructed with permanently installed facilities for cold storage, cooking, and consuming of food, and for sleeping.

- C. “Truck Camper” means a non self-propelled, recreational vehicle that does not have wheels for road use, and is designed to be placed upon, and attached to a motor vehicle.

A truck camper does not include truck covers that consist of walls and a roof,

But does have floors, and facilities enabling it to be used as a dwelling.

- D. “Fifth Wheel Trailer” means a vehicle that is of such size and weight as to be movable, without a special highway permit,

That has a gross trailer area of four hundred (400) square feet or less,

That is constructed with a raised forward section, that allows a bi-level floor plan, and

That is designed to be towed by a vehicle equipped with a fifth-wheel hitch, ordinarily installed in the bed of a truck.

- E. "Park Trailer" means a vehicle, which is commonly known as a park model recreational vehicle,

Meets the American National Standard Institute Standard A119.5 (1988) for park trailers,

Is built on a single chassis,

Has a gross trailer area of four hundred (400) square feet or less when set up,

Is designed for seasonal or temporary living quarters, and

May be connected to utilities necessary for the operation of installed features and appliances.

(Ord. 5-97. Passed 2-4-97.)

**RESTAURANT.** "Restaurant" means a building, where food and beverages are offered for sale, to the public, for consumption, at tables, or counters, either inside, or outside the building, on the lot.

As an accessory use, take-out service of food, and beverages, for off-site consumption, may be provided.

**RIGHT-OF-WAY.** "Right-of-way" means a strip of land, dedicated for public use, through which facilities are placed, such as:

Cable television lines,

Electric power lines,

Natural gas lines,

Roadways,

Sanitary sewer lines,

Sidewalks,

Storm water drainage lines,

Telephone lines, and

Other infrastructure.

**ROOMING HOUSE.** See Lodging House.  
(Ord. 10-63. Passed 2-10-64.)

**SCREENING.** “Screening” means a physical barrier, of living, or non-living material, that separates, and/or obscures vision, from a higher intensity land use to a residential use.

**SEMIPUBLIC USES.** “Semipublic uses” means

Churches,

Colleges,

Hospitals,

Parochial schools,

Sunday schools, and

Other institutions of an educational religious, charitable or philanthropic nature.

(Ord. 10-63. Passed 2-10-64.)

**SIGN.** “Sign” means a visible device, or structure, used for advertising, direction, display, or publicity purposes.

**SIGN, AWNING.** “Sign, awning” means a movable, or fixed shelter, supported entirely from the exterior wall of a building, and

Composed of rigid, or non-rigid materials, except for the supporting framework, and

Containing

Logos,

Messages,

Names,

Products,  
Services or  
Other information

Relative to the activities provided inside the structure upon which the awning is attached.

**SIGN, BILLBOARD OR SIGNBOARD.** “Billboard” or “signboard” means any Sign, situated on private premises,

With an area greater than one-hundred (100) square feet,

On which the written, or pictorial, information is not directly related to the principal use of the land on which such sign is located.  
(Ord. 10-63. Passed 2-10-64)

**SIGN, BULLETIN BOARD.** “Sign, bulletin board” means a sign that identifies an Institution, or organization, on the premises on which it is located, and

That contains the name of the institution, or organization, the names of individuals connected with it, and general announcements of events or activities occurring at the institution.

**SIGN, CANOPY OR MARQUEE.** “Sign, canopy or marquee” means a permanent roof-like shelter, extending from part, or all, of a building face over a right-of-way or sidewalk, and

Constructed of some durable material, such as metal, glass, or plastic, and

Containing logos, products, names, messages, services, or other information relative to the activities provided inside the structure, upon which the awning is attached.

**SIGN, DIRECTIONAL.** “Sign, directional” means a sign, limited to directional messages,

Principally for pedestrian, or vehicular, traffic purposes,

Including those for churches, libraries, schools, hospitals, and museums.

**SIGN, FREE STANDING.** “Sign, free standing” means any non-movable sign, not affixed to a building.

**SIGN, PORTABLE.** “Sign, portable” means a sign that is not free standing, not affixed to a building, structure, or the ground.

**SIGN, PROJECTING.** “Sign, projection” means a sign, that is wholly, or partly, dependent upon a building for support, and

The nearest edge of the sign extends no more than two (2’) feet from the face of the building.

No projection sign shall be closer than ten (10’) feet between the bottom of the sign and the ground, and

Shall not exceed the height limit specified in the district.

**SIGN, TEMPORARY.** “Sign, temporary” means a sign, or advertising display, designed, or intended to be displayed, for a maximum of thirty (30) days in any calendar year.

**SIGN, WALL.** “Sign, wall” means a sign, fastened to, or painted on the wall of a building, in such a manner that the wall becomes the supporting structure for, or forms, the background surface of the sign and

Does not project more than twelve (12”) inches from such building.

**SIGN, WINDOW.** “Sign, window” means a sign, painted, fastened, or displayed in a window,

Which advertises a product, or service, provided within the business.

The window sign shall not occupy more than twenty-five (25%) percent of the window square footage.

Temporary signs (posters, advertisements, etc.) may be allowed for up to thirty (30) days, and are not included in this coverage.

**SITE PLAN OR DEVELOPMENT PLAN.** “Site Plan or Development Plan” shall refer to a set of to-scale drawings and associated text, containing the following elements of information regarding the proposed and/or existing use(s) for a premise:

- A. Use.  
A statement of the general nature of the proposed, and/or existing, use(s) on a premise.
- B. Structures.  
The location, size, and height of all structures on the property,

including

Buildings,

Fences,

Signs,

Walls,

Waste collection facilities, and

Works of art.

- C. Setbacks and Yards.  
The location, size, and dimensions of all yards, setbacks, and spaces between structures.
- D. Architectural Elevations.  
The exterior architectural elevations of all structures proposed, and/or existing, on the site, showing the general design, architectural features, color, and building materials.  
  
The architectural elevations of structures, immediately adjacent to the applicant's property, may be required.
- E. Paving.  
The location, dimensions and method of improvement of all driveways, parking areas, walkways, and other means of access, ingress, and egress.
- F. Parking and Loading.  
The location, dimensions, and layout of all areas to be used for parking or loading.
- G. Screening.  
The location, height, and materials for all required screening.
- H. Lighting.  
The location, design, intensity, color, and beam spread of all exterior lighting.
- I. Signs.  
The location, size, and architectural elevations of all signs.
- J. Storm Water Drainage.



The design of the storm water drainage system for the property.

K. Other Relevant Information.

Any additional relevant information requested by the Village.

L. Certification.

Village Zoning Administrator will determine if the site plan, or development plan, needs to be certified, or sealed, by an architect, surveyor or engineer.

**SOCIAL ACTIVITIES.** “Social activities” means any building, and land, used for private, or semiprivate, club activities, including lodges, fraternities, and similar activities.

(Ord. 10-63. Passed 2-10-64.)

**SOLICITOR.** “Solicitor” means the Solicitor of the Municipality.

(Ord. 10-63. Passed 2-10-64.)

**SPECIALIZED ANIMAL RAISING AND CARE.** “Specialized animal raising and care” means the use of land, and buildings, for the raising, and care, of fur-bearing animals, such as

Rabbits and domestic pets,

The stabling and care of horses,

Animal kennels,

Pigeon raising and

The raising of any other domestic animal, or birds, of a similar nature.  
(Ord. 10-63. Passed 2-10-64.)

**STORY.** “Story” means that portion of a building,

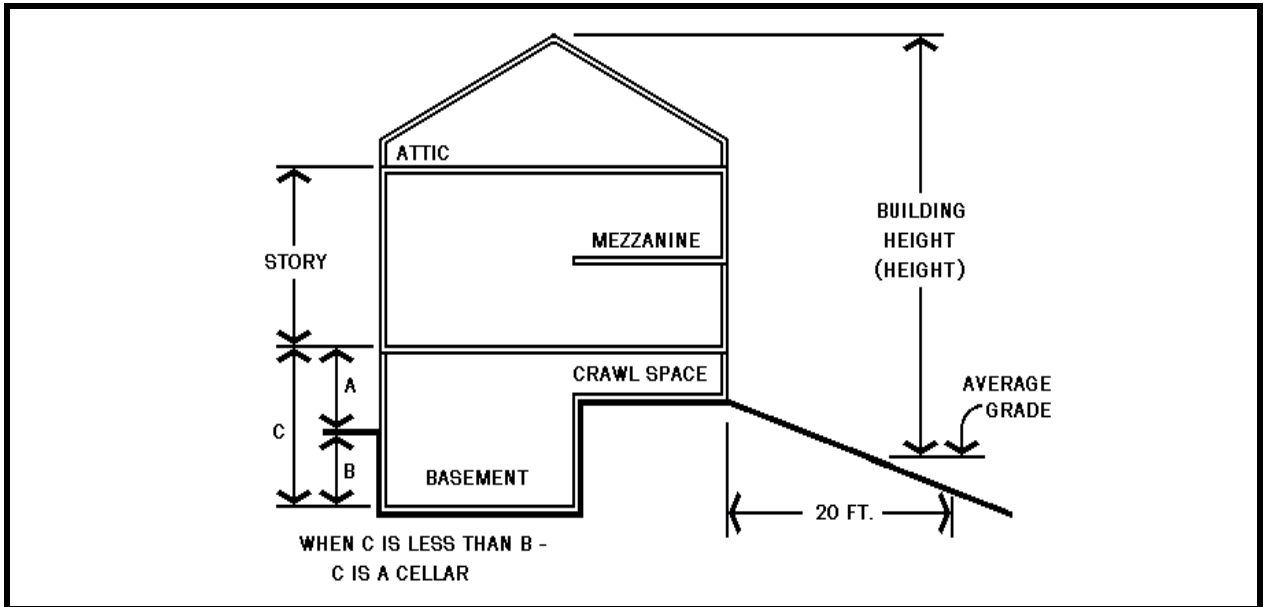
Other than a cellar,

Included between the surface of any floor, and the surface of the floor next above it,

If there is no floor above it, then the space between the floor and the ceiling next above it.

Basements shall not be considered a story. See Figure 1131.01.1 below.  
(Ord. 10-63. Passed 2-10-64.)

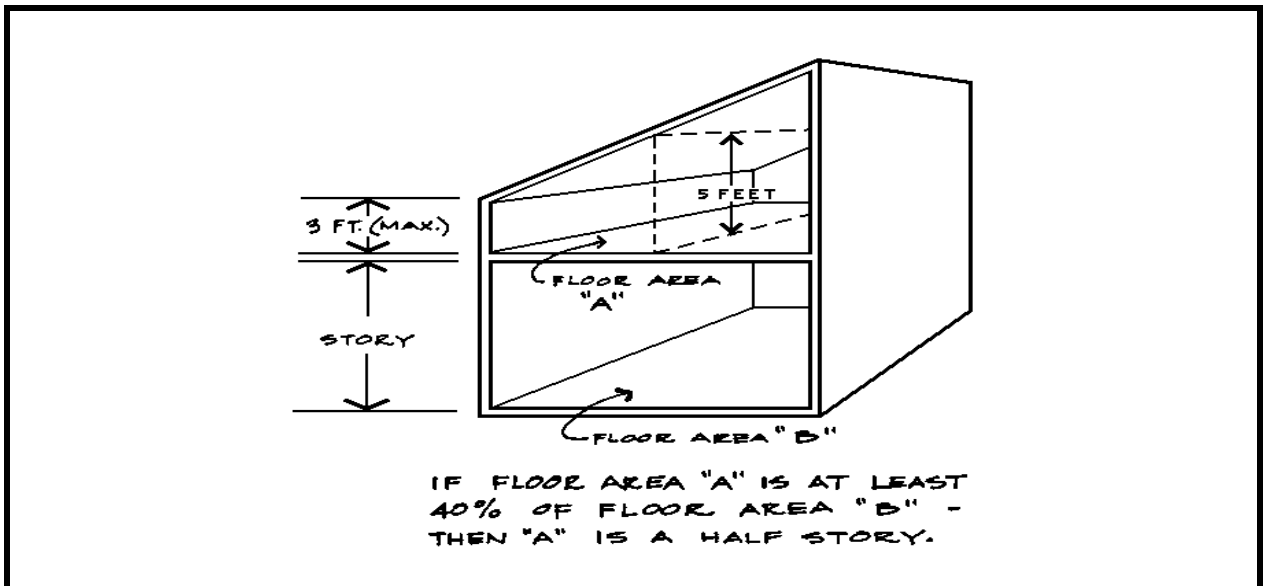
Figure 1131.01.1



**STORY, HALF.** A space under a sloping roof, which has the line of intersection of the roof and wall face, not more than three (3') feet above the floor level, and

In which space, the possible floor area with head room of five (5') feet, or less, occupies at least forty (40%) percent of the total floor area of the story directly beneath. See Figure 1131.01.2 Below.

Figure 1131.01.2



**STREET.** “Street” means a right-of-way that is established by record, to provide the principal means of access to abutting property.

**STREET LINE; RIGHT-OF-WAY LINE.** “Street line” or “right-of-way line” means a dividing line between a lot, tract or parcel of land and a contiguous street. (Ord. 10-63. Passed 2-10-64.)

**STRUCTURE.** “Structure” means a combination of materials, constructed, or erected, to form a use, occupancy, or ornamentation

Whether installed on, above, or below the surface of land, or water

Including, but not limited to:

Backstops,

Buildings,

Carports,

Fences,

Free standing carports,

Mobile homes,

Pergolas,

Signs (free standing, ground mounted, etc),

Tennis courts, and

Walls.

**STRUCTURAL ALTERATIONS.** “Structural alterations” means any change, which would tend to prolong the life of a supporting member of a structure, such as:

Beams,

Bearing walls,

Columns, or

Grinders.

(Ord. 10-63. Passed 2-10-64.)

**SWIMMING POOL(S), PRIVATE.** “Pools, private swimming” means a pond, or other body of water,

Either above, or below, the surface of the ground,

For the purpose of holding water for recreation, landscaping, drainage, or therapeutic purposes.

This definition shall not apply to wading pools, or other similar structures less than eighteen (18”) inches in depth, and less than twenty (20) square feet in size.

Refer to Chapter 1187 regarding the location and security requirements for all pools.

**TATTOO FACILITY.** “Tattoo facility” means a building, or portion thereof, where an indelible mark, or figure, is fixed upon the body, by the insertion of a pigment substance under the skin, or by production of scars.

**TAVERN.** “Tavern” means a building, or portion thereof, where in consideration of payment thereof, liquor, beer, or wine, or any combination thereof, is served for consumption on the premises, with or without food.

**TELECOMMUNICATION TOWER.** “Telecommunication tower” means a structure, that is intended to send, and/or receive, radio signals, or waves, for purposes of communication, radio, telemetry, television, etc.

**TRAILER.** “Trailer” means a structure, standing on wheels, towed, or hauled by another vehicle, and used for

Short-term human occupancy,

Carrying materials, goods, or objects (boats, cars, construction equipment, jet skis, motorcycles, etc.), or

As a temporary office.

**TRUCK STOP.** “Truck stop” means any building, premises, or land, in which, or upon which, a business, service or industry, involving the maintenance, servicing, storage, or repair of commercial vehicles, is conducted, or rendered,

Including the dispensing of motor fuel, or petroleum products, directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles.

A truck stop may also include overnight accommodations and restaurant facilities

primarily for the use of truck crews and drivers.

**UNDEVELOPED PROPERTY.** “Undeveloped property” means any property, of record, that is not developed with a primary structure.

**USE.** “Use” means the employment, or occupation, of a building, structure or land for a person’s service, benefit, or enjoyment.

**USE.** “Use” means the specific purpose(s) for which land, or a building, is designated, arranged, intended, or for which it may be occupied, or maintained.

**USE, ACCESSORY.** See Accessory Use or Structure.

**USE, PERMITTED.** “Use, Permitted” means any use allowed in a zoning district, and subject to the restrictions applicable to that zoning district.

**USE, PRINCIPAL.** “Use, Principal” means the primary, and predominant, use of any lot.

**VARIANCE.** “Variance” means a grant of permission by the Village’s Board of Zoning Appeals (“BZA”)

That authorizes the recipient to do that which, according to the strict letter of this Ordinance, could not otherwise legally be done, and

Presents a hardship, not created by the owner of the property.

**VEHICLE.** “Vehicle” means a device for carrying passengers, goods, or equipment.

A vehicle shall specifically include, but shall not be limited to all

Non-self-propelled,

Self-propelled, or

Towable

Air, land, space craft, or vehicle, water, and any attachment thereto.

**VEHICLE, COMMERCIAL.** “Vehicle, Commercial” means any vehicle, licensable by the State of Ohio as a commercial vehicle.

**VEHICLE INVENTORY LOT.** “Vehicle Inventory Lot” means a parking area, associated with a commercial vehicle dealership,

That is used solely for the storage vehicles that are inventory for the

dealership, and

Is clearly separate from any customer parking area.

Such parking area may have parking spaces, and drive aisle, smaller than otherwise required, and

The parking and maneuvering of vehicles, within the vehicle inventory lot, is performed by employees of the dealership.

**VETERINARIAN OFFICE.** “Veterinarian office” means a place where animals are given medical care, and

The boarding of animals is limited to short term periods, due to medical care, or an owner’s vacation.

**WAREHOUSE.** “Warehouse” means a building, or portion thereof, used for the storage and distribution of

Articles

Goods,

Merchandise,

Substances, or

Wares, and

May include facilities for a wholesale commercial outlet,

But shall not include facilities for a trucking terminal, or a fuel tank storage facility.

**WHOLESALE TRADE.** “Wholesale trade” means a place of business, primarily engaged in selling merchandise to

Commercial,

Industrial,

Institutional,

Professional business users

Retailers, or

Other wholesalers or their agents.

**WIND GENERATOR(S), LOW IMPACT WIND POWERED ELECTRIC GENERATOR.** “Windmill, low impact wind powered electric generator” means a wind energy conversion system, consisting of a wind turbine, tower, and associated control, or conversion, electronics

With a rated capacity of not more than one-hundred (100 KW) kilowatts,  
and

Which is intended to primarily reduce on-site consumption of electric utility power.

**WIND GENERATOR(S), HIGH IMPACT WIND POWERED ELECTRIC GENERATOR.** “Windmill, high impact powered electric generator” means a wind energy conversion system, consisting of a wind turbine, tower, and associated control, or conversion, electronics

With a rated capacity of more than one-hundred (100 KW) kilowatts.

**YARD: FRONT REAR AND SIDE.**

A. “Yard”. “Yard” means 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 otherwise provided herein.

In measuring a yard for the purpose of determining the

Depth of a front yard,

Depth of the rear yard or

Width of a side yard,

The minimum horizontal distance, between the lot lines and the main building, shall be used.

B. “Front yard” means a yard, extending across the front of a lot, between the side lot lines, and

Being the minimum horizontal distance, between the street or

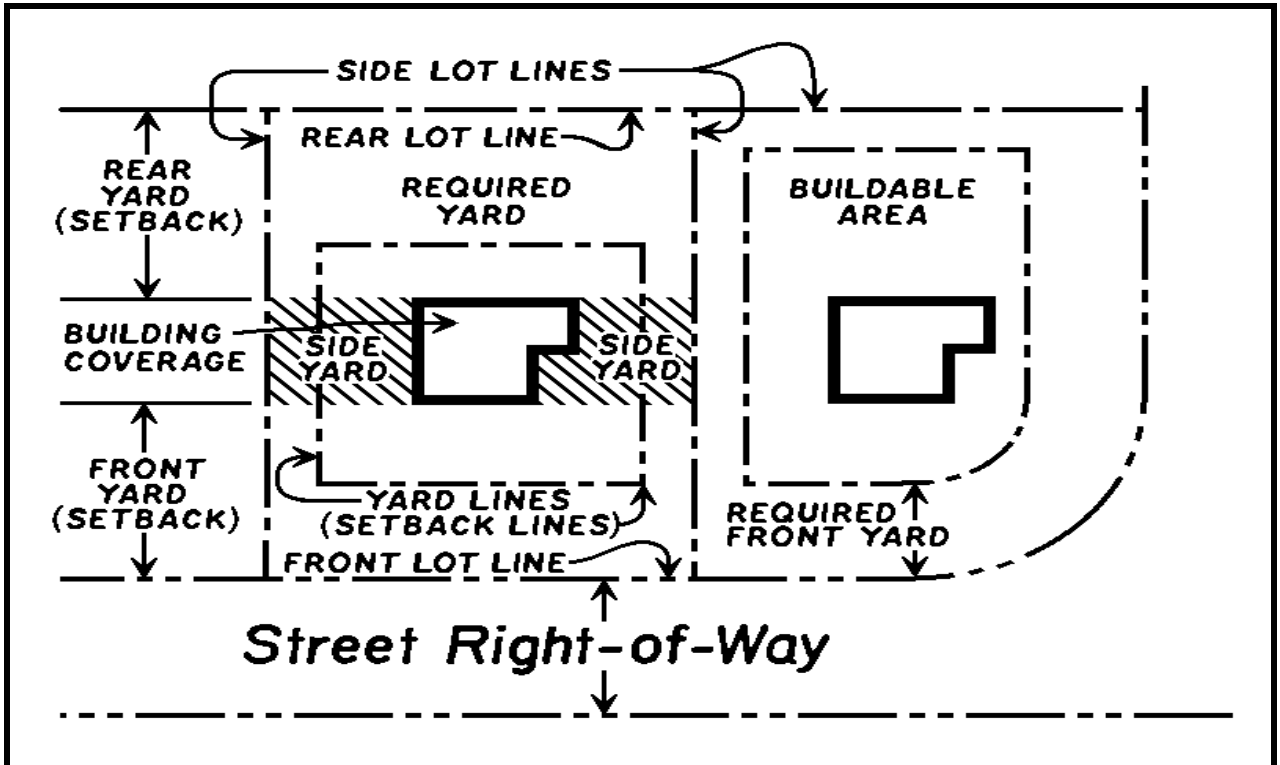
place line, and the main building, or any projections thereof, other than steps.

On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

- C. "Rear yard" means a yard, extending across the rear of a lot, and
- Being the required minimum horizontal distance
- Between the rear lot line and the rear of the main building, or any projections thereof, other than steps.
- D. "Side yard" means a yard, between the main building and the side line of the lot,
- Extending from the required front yard to the required rear yard, and
- Being the minimum horizontal distance, between a side lot and the side of the main building, or any projections thereto.
- E. "Yard Line" means a line, drawn parallel to a lot line, at a distance therefrom, equal to the depth of the required yard.
- (Ord. 5-97. Passed 2-4-97.)



Figure 1131.01.3. Diagram Illustrating the Various Types of Yards



**YARD, SETBACK.** “Yard, Setback” means the distance between the public right-of-way line and the front line of a building, or any projection thereof, excluding uncovered steps.

**YARD, SETBACK LINE.** “Yard, setback line” means the location the line that must be erected or placed,

That is the required minimum distance from a public right-of-way line, or any other lot line,

That establishes the area within which the buildings, structures, parking areas, or other physical features of a parcel, as stated by this ordinance.

**ZONING ADMINISTRATOR.** “Zoning Administrator” means the Zoning administrative official, or the authorized representative, appointed by the Mayor. (Ord. 5-97. Passed 2-4-97.)

**ZONING CERTIFICATE.** “Zoning certificate” means the document issued by the Zoning Administrator, authorizing the use of land or buildings. (Ord. 10-63. Passed 2-10-64.)

**ZONING DISTRICT MAP.** “Zoning District Map” means the Zoning District Map, Ord. xx-11 Amending Chapter 1131 Definitions  
Passed: \_\_\_\_\_, 2012

or Maps, of the Municipality, together with all amendments subsequently adopted.  
(Ord. 10-63. Passed 2-10-64.)

**ZONING PERMIT.** “Zoning permit” means a document, signed by the Zoning Administrator, as required by this ordinance, as a condition precedent to the commencement of a

Use or

Alteration,

Construction,

Conversion,

Erection,

Installation,

Reconstruction, or

Restoration of a structure or building,

Which complies with the provisions of the Zoning Ordinance or authorized variance therefrom.