

# MUNSON TOWNSHIP ZONING RESOLUTION

**EFFECTIVE AS AMENDED TO: February 12, 2015**

Amended Effective September 21, 2017

Amendment 17-01

Section 102, 202, 401.7, 402.6, 403.6,  
404.6, 405.7, 405.8, 406, 406.6, 406.7, 407.7  
408.7, 409.6, 511, 514.3, 519.4, 804.15,  
901, 901.1, 901.4, 1003.3, 1301

Amended Effective March 29, 2018

Amendment 17-02

Section 202, 514.3, 1002, 1003.4, 1003.5,  
1003.6, 1003.7, 1003.8, 1004.7, 1006

Amended Effective October 25, 2018

Amendment 18-01

Section 202, 405, 405.2, 405.3, 507.4,  
509.5, 516.2, 801.2, 804.6, 806, 806.1

## TABLE OF CONTENTS

### ARTICLE 1 GENERAL PROVISIONS

Section 100	Title	1-1
Section 101	Jurisdiction	1-1
Section 102	Purpose of Zoning Resolution	1-1
Section 103	Provisions of Resolution Declared to be Minimum Requirements	1-2
Section 104	Powers Not Conferred by Chap. 519 of the O.R.C. or this Resolution	1-2
Section 105	Schedule of Fees, Charges and Expenses; and Collection Procedure	1-3
Section 106	First Day Excluded and Last Day Included in Computer Time; Exceptions; Legal Holiday Defined	1-3
Section 107	Computation on Time	1-4
Section 108	Specific Provision Prevails Over General; Exception	1-4
Section 109	Irreconcilable Amendments	1-4
Section 110	Continuation of Prior Amendment	1-4
Section 111	Effect of Amendment	1-4
Section 112	Annexed Territory	1-5
Section 113	Severability	1-5

### ARTICLE 2 CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Section 201	Construction of Language	2-1
Section 202	Definitions	2-1

### ARTICLE 3 ESTABLISHMENT OF DISTRICTS AND MAPS

Section 301	Establishment of Districts	3-1
Section 302	Official Zoning District Map	3-1
Section 303	Interpretation of District Boundaries	3-1

### ARTICLE 4 DISTRICT REGULATIONS

Section 401	R-1 Residential District	4-1
Section 402	R-2 Residential District	4-2
Section 403	R-3 Residential District	4-3
Section 404	R-4 Residential District	4-4
Section 405	Flood-Prone District (FP)	4-5
Section 406	Institutional District (IN)	4-7
Section 407	Commercial District (C)	4-12
Section 408	Industrial District (I)	4-15
Section 409	Medical Use District (MU)	4-17
Section 410	Uses Not Specifically Mentioned	4-18
Section 411	Minimum Dimensional Requirements	4-19

### ARTICLE 5 SUPPLEMENTARY DISTRICT REGULATIONS

Section 501	General Provisions	5-1
Section 502	Frontage Required	5-1
Section 503	Principal Structures Per Lot	5-1
Section 504	Reduction of Area of Space	5-1
Section 505	Architectural Projections into Required Yards	5-1
Section 506	Maximum Building and Structure Height	5-1

## TABLE OF CONTENTS

### ARTICLE 5 SUPPLEMENTARY DISTRICT REGULATIONS – continued

Section 507	Places of Worship	5-2
Section 508	Drainage	5-2
Section 509	Accessory Structures	5-3
Section 510	Corner Lot Yards	5-3
Section 511	Driveways	5-4
Section 512	Required Trash Areas	5-4
Section 513	Outdoor Storage and Waste Disposal	5-4
Section 514	Private Swimming Pools	5-4
Section 515	Drive-In Service	5-5
Section 516	Storage of Construction Equipment and Other Large Vehicles	5-6
Section 517	Junk	5-6
Section 518	Debris on Roads	5-6
Section 519	Temporary Uses	5-6
Section 520	Home Occupations	5-8
Section 521	General Requirements for Parking and Loading/Unloading Spaces	5-8
Section 522	Fire Department Water Resource	5-10
Section 523	Manufactured Homes	5-11
Section 524	Care Centers	5-12
Section 525	Exterior Lighting	5-12
Section 526	Freestanding Solar Energy Panels and Arrays	5-12
Section 527	Roof and Wall Installed Solar Panels	5-13
Section 528	Decommissioning	5-13

### ARTICLE 6 PROHIBITED USES

Section 601	Intent and Purpose	6-1
Section 602	Explosives and Fireworks	6-1
Section 603	Junkyards	6-1
Section 604	Trailer Camps or Parks	6-1
Section 605	Habitational Use	6-1
Section 606	Building Material	6-1
Section 607	Incineration or Reduction	6-1
Section 608	Inoperable or Junk Vehicles	6-1
Section 609	War and Survival Games	6-1
Section 610	Objectionable Uses	6-1

### ARTICLE 7 NONCONFORMITIES

Section 701	Intent and Purpose	7-1
Section 702	Nonconforming Lots	7-1
Section 703	Nonconforming Uses of Land	7-1
Section 704	Nonconforming Structures	7-2

### ARTICLE 8 CONDITIONAL USES

Section 801	Conditional Zoning Certificates	8-1
Section 802	Skating Facilities	8-2
Section 803	Golf Courses	8-4
Section 804	Solid Mineral Extraction Operations	8-5

## TABLE OF CONTENTS

### ARTICLE 8      **CONDITIONAL USES – continued**

Section 805	Commercial Recreational Facilities	8-8
Section 806	Flood-Prone District Structures	8-9
Section 807	Sexually Oriented Businesses	8-9
Section 808	Places of Worship	8-11

### ARTICLE 9      **WIRELESS TELECOMMUNICATIONS TOWERS**

Section 901	Wireless Telecommunications Towers and Facilities	9-1
-------------	---	-----

### ARTICLE 10     **SIGNS**

Section 1001	Intent and Purpose	10-1
Section 1002	Zoning Certificate	10-1
Section 1003	General Provisions	10-1
Section 1004	Prohibited Signs	10-3
Section 1005	Removal of Signs	10-4

### ARTICLE 11     **ADMINISTRATIVE BODIES AND THEIR DUTIES**

Section 1101	Township Zoning Inspector	11-1
Section 1102	Township Zoning Commission	11-2
Section 1103	Board of Zoning Appeals	11-3
Section 1104	Township Trustees	11-5

### ARTICLE 12     **ZONING CERTIFICATES**

Section 1201	Zoning Certificate Required	12-1
Section 1202	Appeals and Variances	12-3
Section 1203	Amendments and District Changes	12-9
Section 1204	Violations and Penalties	12-10