

GENERAL INFORMATION

Subject

Request	-	Amendments to the Jerusalem Township Zoning Resolution regarding multiple sections: 4, 5, 6, 7, 9, 10, 11, 12, and 16
Location	-	Jerusalem Township
Applicant	-	Jerusalem Township Zoning Commission

STAFF ANALYSIS

The applicant requests multiple amendments to the Jerusalem Township Zoning Resolution regarding Sections 4, 5, 6, 7, 9, 10, 11, 12 and 16. The request includes multiple replacements of “must” with “shall” in the zoning solution, removal of medical marijuana uses, decrease and increases in lot size and dimensions, removal of existing uses, modification to storing of vehicles, trucks and recreational vehicles, and a revision to the recently adopted storage container language.

In addressing development standards in multiple sections, the proposed change from “must” to “shall” provides a less stringent approach to the development standards and allows for interpretation. Staff compared this language to another, larger populated township, such as Monclova Township, and found “shall” is used in the development standards and “must” is used when reviewing a property in an overlay district. In addition, removing multiple Medical Marijuana uses from the resolution is due to recent Ohio legislation that combined the marijuana adult use and medical use provisions in the same section of the Ohio Revised Code.

In Section 5, the request to change the lot area requirement for A/R Agriculture and Rural Residential District from one and one half (1 ½) acres to two (2) acres could create a hardship for existing residential lots of record and is not in line with the other townships. Monclova and Richfield Township require the lot area to be one (1) acre in size for their A/R Agriculture and Rural Residential districts. Staff objects to this amendment since it could limit future development opportunities in the township.

In Section 6, the request to remove the Conditional Use for a community pool from the R-1 Single-family Residential District and reduce the maximum building height from forty-five (45) to thirty-five (35) feet for a single-family home. Neither modification will adversely impact the township.

In Section 7, restricting the height limit of a multi-family development from forty-five (45) feet to thirty-five (35) keeps the building at two (2) stories. Staff reviewed Sylvania and Waterville Township multi-family development maximum building height and were at forty (40) and forty-five (45) feet. Staff objects to this amendment as it could limit future development opportunities in the township.

STAFF ANALYSIS (cont'd)

In the development sections for commercial districts, reducing the trip generation from one-hundred (100) to fifty (50) trips per hour will trigger a Traffic Impact Study for a small business when it is intended for a larger commercial business. This change will require new business owners to incur an added expense since the medium traffic volume starts at fifty (50) trips per hour and goes up to two-hundred (200) trips per hour as stated in the Lucas County Access Management Regulations. This amendment will not adversely impact the township.

In Section 7 and 9, removing the self-service storage use from the R-3 Multi-family Residential District and from the C-1 Neighborhood Commercial District moves the use to general commercial and industrial zoning districts. Removing an accessory dwelling from the C-1 Neighborhood Commercial District may or may not limit storage capacities for smaller businesses. Neither modification will adversely impact the township.

In Section 10, the proposal is to remove “lodging house” that is defined as a boarding house for four (4) or more persons in the resolution could hinder the tourism in the community as pertains to fishing, and birding with a possible impact on migrant farming. Staff objects to this amendment since it could limit tourism opportunities for the township.

In Section 11, the proposal is to remove the use of “public service facilities” from R-C Recreational Commercial District. Public service facilities pertain to telephone, electric, gas, and natural gas companies who have to provide a necessary utility to the community. These uses are exempt from zoning under the Ohio Revised Code section 4905.03, therefore, it is not necessary to list a public service facility as a permitted use in any zoning district since they are not regulated by zoning. This modification will not have any impact on the township.

In Section 12, the proposal is to remove a permitted use in the M-1 Industrial District to a conditional use requiring the property owner to then apply for a permit that involves a site plan to be drawn by a design professional (i.e. Surveyor or Professional Engineer) and reviewed through the public meeting process. This change will provide the township zoning commission oversight on the development project and enforcement of the conditions of approval for the permit. This modification will benefit the township.

In Section 16, subsection 1606 Noise, the proposal is to remove the existing language and to refer to the Ohio Revised Code Chapter 505 to allow local law enforcement to enforce noise control. This modification will not have any impact on the township.

In Section 16, subsection 1626 Outdoor Parking and Storage of Vehicles, Watercraft and Trailers, the proposal is to allow for property owners with abutting vacant parcels to park two (2) recreational vehicles, watercraft, or trailers or in combination thereof in an “A/R” or “R” without a main structure. Staff reviewed and compared this request to the other ten (10) township parking regulations as it pertains to off-street parking and outdoor parking and recreational vehicle sections. None of the other townships allow for parking of recreational vehicles and trailers on vacant, residential properties.

STAFF ANALYSIS (cont'd)

All townships require a main use in order to park a recreational vehicle or trailer in the side or rear yard with at least three (3) to ten (10) feet off of the abutting property line. Springfield Township specially prohibits parking recreational vehicles on vacant residential properties, while Waterville Township restricts parking of recreational vehicles in any residential district except for Agriculture. This amendment could adversely impact the township.

In Section 16, subsection 1632 Shipping Containers and Portable Storage Containers the proposal for Letter B is clarifying the terminology and removing the four (4) inch concrete foundation that a shipping container must be located on. In Letter C, the proposal removes the condition that requires a property owner to obtain a zoning permit from the zoning inspector for a portable storage container. Staff supports this amendment since the time limit for such a use is the maximum of 30 days and must obtain a one-time extension an additional 30 days.

The request that was submitted is shown EXHIBIT "A." The planning staff does not concur with all of the amendments therefore has provided an "Exhibit B" that allows for a number of the proposed amendments to remain unchanged.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the proposed amendment shown in EXHIBIT "B" to the Jerusalem Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
JERUSALEM TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z28-C154
DATE: February 25, 2026
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows
EXHIBIT "B" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4

OS/P OPEN SPACE/PARK DISTRICT

400 PURPOSE

The purpose of the Open Space/Park (OS/P) District is to preserve and protect significant natural areas, park and recreation areas, drainage ways and floodplains, and to provide for the public land use of Jerusalem Township.

401 PERMITTED USES

The following uses are permitted in the Open Space/Park (OS/P) District:

Accessory uses and structures

Cemetery (public/private)

Community pool (See Supplemental Regulations – Section 1617.02)

Conservation areas

Public uses

Public parks

402 CONDITIONAL USES

The following use may be approved in accordance with Section 22 – Procedures & Requirements for Conditional Uses:

Golf course

Telecommunication tower (See Supplemental Regulations – Section 1613)

403 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Open Space/Park (OS/P) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following standards:

403.01 Height Limits

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

403.02 Area Requirements

All lots shall meet the following area, coverage, and yard requirements:

Lot Area: There is no minimum lot area.

Front Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

403 DEVELOPMENT STANDARDS (cont'd)

Side Yard: Ten percent (10%) of the lot width or ten (10') feet,
whichever is less.

Rear Yard: Thirty-five (35') feet

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 5

A/R AGRICULTURE/RURAL RESIDENTIAL DISTRICT

500 PURPOSE

The A/R Agriculture/Rural Residential Zoning District is established for areas that consist of large parcels of commercially cultivated land, farms and single-family dwellings. To maintain the rural areas of Jerusalem Township, this District is established for low density single-family dwellings on lots two (2) acres in size or larger.

501 PERMITTED USES

The following uses are permitted in the Agriculture/Rural Residential (A/R) District:

Accessory uses and structures (See Supplemental Regulations Section 1601)	Dwelling, single-family
Agriculture	Home occupation
Boarding and stabling of horses (private)	Oil and gas drilling/wells
Commercial fishing operations (See Supplemental Regulations Section 1610)	Permanently sited manufactured home (private)
	Public Uses
	Small Wind Turbine (see Supplemental Regulations – Section 1629)

502 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Airport or aircraft landing field	Lawn care service
Assisted living facility	Nursery/greenhouse
Boarding and stabling of horses (commercial)	Oil and gas drilling/wells
Cemetery	Private schools
Church or place of worship	Radio or television station or transmitter
Community pool (See Supplemental Regulations – Section 1617.02)	Recreational facility, outdoor
Golf course	Telecommunication tower (See Supplemental Regulations – Section 1613)
Kennel	

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

503 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Agriculture/Rural (A/R) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations and the following standards:

503.01 Height Limits

No structure, except those for agricultural purposes, shall be constructed or enlarged to exceed forty-five (45') feet in height.

503.02 Area Requirements

All lots shall meet the following minimum requirements:

Lot Area: ~~One and one-half (1½)~~ **Two (2)** acres

Lot Width: One hundred fifty (150') feet.

Front Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: Fifteen (15') feet

Rear Yard: Thirty-five (35') feet

503.03 Minimum floor area requirement for all dwellings:

One thousand two hundred (1,200) square feet

503.04 Minimum width and depth for all dwellings:

Twenty-two (22') feet

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 6

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

600 PURPOSE

The purpose of the Single Family Residential (R-1) District is to provide areas for single family dwellings that are serviced with public water lines and sanitary sewers.

601 PERMITTED USES

The following uses are permitted in the Residential (R-1) District:

Accessory uses and accessory structures	Home occupation
Agriculture	Permanently sited manufactured
Dwelling, single-family	home

602 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Church or place of worship
~~Community pool (See Supplemental Regulations – Section 1617.02)~~
Telecommunication tower (See Supplemental Regulations – Section 1613)

603 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Residential (R-1) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

603.01 Height Limits

No structure shall be erected or enlarged to exceed ~~forty-five (45')~~ **thirty-five (35')** feet in height.

603.02 Area Requirements

All lots shall have the following minimum requirements:

Lot Area:	12,000 sq. ft.
Lot Width:	Seventy-five (75') feet
Front Yard:	Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)
Side Yard:	Fifteen (15') feet Ten percent (10%) of the lot width or ten (10') feet, whichever is less.
Rear Yard:	Thirty-five (35') feet

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

603.03 Minimum floor Area for all Dwellings:

1200 sq. ft. ~~for a single-story dwelling~~

603.04 Minimum Width and Depth for all Dwellings:

Twenty-two (22') feet

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 7

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

700 PURPOSE

The purpose of the Multi-family Residential (R-3) District is to provide areas for multiple family dwellings in an area that is serviced with public water lines and sanitary sewers.

701 PERMITTED USES

The following uses are permitted in the R-3 Zoning District:

Accessory uses and accessory structures	Home occupation
Assisted living facility	Nursing home
Dwelling, multi-family	Permanently sited manufactured
Dwelling, single-family	home
Dwelling, two-family	

702 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Day care facility	Self-service storage facilities (See
Church or place of worship	Supplemental Regulations –
Recreation facility, outdoor or indoor	Section 1623)
	Telecommunications tower (See
	Supplemental Regulations –
	Section 1613)

703 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Multi-family Residential (R-3) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

703.01 Height Limits

No structure shall be erected or enlarged to exceed ~~forty-five (45)~~ **thirty-five (35')** feet in height.

703.02 Area Requirements

All lots shall meet the following requirements:

Lot Area: The minimum lot area per dwelling unit shall be five thousand (5,000) square feet.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

703 DEVELOPMENT STANDARDS (cont'd)

Lot Width: One hundred (100') feet

Front Yard: Thirty (30') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: Ten (10%) percent of lot width or ten (10') feet, whichever is less

703.03 Minimum Floor Area for Dwellings:
1000 square feet for a single dwelling
500 square feet for two and multiple-family dwellings

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 9

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

900 PURPOSE

The purpose of the Neighborhood Commercial (C-1) District is to provide areas for small local businesses that provide goods and services, not requiring outdoor sales, to the local neighborhood.

901 PERMITTED USES

The following uses are permitted in the C-1 Zoning District:

Accessory uses and accessory structures	Professional office
Bank or financial center	Restaurant (without drive-thru or delivery service)
Caterer	Retail sales (less than 5,000 sq. ft. in floor area)
Church or place of worship	Self-service storage (see Supplemental Regulations Section 1623)
Day care facility	Veterinary office
Funeral home	
Medical/dental office/clinic	
Personal service	
Photo, dance, music studio	

902 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Assisted living facility	Gasoline sales
Club	Medical Marijuana Dispensary
Dwelling, accessory	Nursing home
	(Rev 12-20-17, Z28-C142)

903 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Neighborhood Commercial (C-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

903.01 Height Limits

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

903.02 Coverage & Setback Requirements

All lots shall meet the following requirements:

Lot Width: ~~Eighty (80')~~ ***One hundred (100')*** feet

Lot Area: One (1) acre

Maximum Lot

Coverage: ~~Seventy-five (75%)~~ ***Seventy (70%)*** percent

Front Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: ~~Twenty (20')~~ ***Ten (10')*** feet (See Supplemental Regulations – Section 1614)

Rear Yard: Thirty (30') feet (See Supplemental Regulations – Section 1614)

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 10

C-2 GENERAL COMMERCIAL DISTRICT

1000 PURPOSE

The purpose of the General Commercial (C-2) District is to provide areas for general commercial uses serving a regional area.

1001 PERMITTED USES

The following uses and similar uses as interpreted by the Zoning Inspector are permitted in the General Commercial (C-2) District:

Agricultural products/implement sales/service	Marine sales and service
Accessory uses and accessory structures	Medical Marijuana Testing Laboratory
Amusement arcade	Medical/dental office/clinic
Automobile body shop	Meeting or reception hall
Bank and financial center	Motor vehicle/recreational vehicle storage yard
Bar/lounge/tavern	Motor vehicle sales/service/rental
Business school	Movie theater
Car/truck wash	Offices
Caterer	Parking lots without a main building
Church or place of worship	Personal service
Club	Photo, dance, art, music studio
Commercial fishing operations (See Supplemental Regulations - Section 1610)	Professional office
Day care facility	Recreation facilities and sales
Flea markets/auction markets	Restaurant (with or without drive-thru or delivery)
Funeral home	Retail sales
Gasoline sales	Self-service storage (See Supplemental Regulations – Section 1623)
Hospital	Sexually oriented businesses (See Supplemental Regulations – Section 1612)
Hotel/motel/lodging house	Veterinary offices
Lawn/tree service (See Supplemental Regulations – Section 1627)	Watercraft storage (Rev 12-20-17, Z28-C142)
Manufactured homes sales	

1002 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

~~Medical Marijuana Dispensary~~

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1003 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the General Commercial (C-2) District must meet the requirements of Section 16 – Supplemental Regulations, Section 1400 – State Route 2 Overlay District if located along State Route 2, and the following development standards:

1002.01 Height Limits

No structure shall be constructed or enlarged to exceed forty-five (45') feet in height.

1002.02 Trip Generation

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

1002.03 Coverage & Setback Requirements

All lots shall meet the following requirements:

Lot Area: One (1) acre

Lot Width: One hundred twenty-five (125') feet

Lot Coverage: ~~Seventy-five (75%)~~ **Seventy (70%)** percent

Side Yard: ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations–Section 1614)

Rear Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1614)

Front Yard: Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 11

R-C RECREATIONAL COMMERCIAL DISTRICT

1100 PURPOSE

The purpose of the Recreational Commercial (R-C) District is to establish areas which are appropriate for the recreational businesses of Jerusalem Township.

1101 PERMITTED USES

The following uses are permitted in the Recreational Commercial (R-C) Zoning District:

Accessory uses	Marina
Commercial fishing operations (See Supplemental Regulations – Section – 1610)	Marine sales and service
Community pool (See Supplemental Regulations – Section 1617.02)	Public service facilities
Fishing equipment sales	Recreational facilities and sales
Fuel/gasoline sales	Recreational vehicle and vessel storage
	Retail sales (less than 5,000 sq. ft. in floor area)
	Watercraft storage

1102 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures and Requirements for Conditional Uses:

Campground/RV parks

1102 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Recreational Commercial (R-C) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

1102.01 Height Limits

No structure shall be constructed or enlarged to exceed three stories of forty-five (45') feet in height.

1102.02 Trip Generation

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

1102.03 Coverage & Setback Requirements

All lots shall meet the following requirements:

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1102 DEVELOPMENT STANDARDS (cont'd)

Lot Width: ~~Eighty (80')~~ ***One hundred (100')*** feet

Lot Area: One (1) acre

Lot Coverage: ~~Seventy-five (75%)~~ ***Seventy (70%)*** percent

Front Yard: Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: ~~Twenty (20')~~ ***Ten (10')*** feet (See Supplemental Regulations–Section 1614)

Rear Yard: Thirty (30') feet (See Supplemental Regulations – Section 1614)

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 12

M-1 INDUSTRIAL DISTRICT

1200 PURPOSE

The purpose of the Industrial (M-1) District is to provide areas for industrial uses.

1201 PERMITTED USES

The following uses are permitted in the Industrial (M-1) Zoning District:

Accessory uses and structures	Medical Marijuana Cultivator
Assembly of electrical components, instruments, and devices, including electroplating	Medical Marijuana Processor
Building material sales yard	Medical Marijuana Testing Laboratory
Commercial food preparation	Oil or gas wells
Contractor yard/storage	Plumbing, sheet metal, and woodworking shops
Distribution center	Professional office/services
Equipment sales & rental	Self-service storage facility (See Supplemental Regulations – Section 1623)
Laundry/dry cleaning plant	Storage lot including automobiles, watercraft, trucks, and recreational vehicles (See Supplemental Regulations – Section 1628)
Lawn/tree service (See Supplemental Regulations – Section 1627)	Truck repair garage
Lumber yard (provided saws, planers, processing machines are within a completely enclosed building)	Wholesaling, including the storage, handling, or sale of merchandise primarily to retailers
Manufactured home sales	

1202 CONDITIONAL USES

The following use may be approved pursuant to Section 22 – Procedures & Requirements for

Conditional Uses:

1203 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Industrial (M-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

1203.01 Height Limits

No structure shall be constructed or enlarged to exceed sixty (60') feet in height.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1203.02 Trip Generation

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

1203.03 Coverage & Setback Requirements

All lots shall meet the following requirements:

Lot Area: One (1) acre

Lot Width: One hundred seventy-five (175') feet

Lot Coverage: Seventy-five (75%) Percent

Front Yard: Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: ~~Thirty-five (35')~~ **Twenty (20')** feet (See Supplemental Regulations – Section 1614)

Rear Yard: Forty (40') feet (See Supplemental Regulations – Section 1614)

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1606

NOISE

Noise control shall be enforced by local law enforcement in accordance with Chapter 505 of the Ohio Revised Code.

~~No person shall operate or use any machine, equipment or mechanical device on a lot except for agricultural purposes so as to create any noise which would cause the noise level, measured at the lot line of the lot affected by the noise emission, to exceed the applicable fixed noise level set forth in this section. If the measurement location is on a boundary between two zoning districts, the lower noise level shall apply.~~

~~Noise limits shall not exceed the following:~~

1. Zoning District	Time Period	Sound Level (dbA)
OS/P, A/R, R	10:00 p.m. 7:00 a.m.	55
	7:00 a.m. 10:00 p.m.	60
C 1, C 2, R-C	10:00 p.m. 7:00 a.m.	65
	7:00 a.m. 10:00 p.m.	70
M-1	Any time	70

- ~~2. Provisions of Section 1506(1.) shall not be applicable to any emergency signaling devices required by law; nor to any standby equipment operated only in emergency situations, provided that such standby equipment shall not emit noise at a level in excess of 75 dbA when measured at the lot line of the lot on which it is located.~~

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1626 OUTDOOR PARKING AND STORAGE OF VEHICLES WATERCRAFT AND TRAILERS

Storage of recreational vehicles, watercraft and/or utility trailers, are permitted in an "A/R" or "R" District when the following conditions and requirements are complied with:

- A. No such vehicles, watercraft or trailers shall be parked or stored in a front yard.
- B. Such vehicles, watercraft or trailers may be parked or stored in a rear yard, but not within ten (10') feet of any lot line.
- C. Such vehicles, watercraft or trailers parked or stored on a lot shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall this equipment be used for living or housekeeping purposes.
- D. Only two (2) recreational vehicles, watercraft or trailers or a combination thereof, shall be parked or stored in an "A/R" or "R" District. No parking is allowed on parcels without a principal structure, *unless the parcel is adjacent to a parcel with a permitted primary structure, which is owned by the same owner as the vacant parcel.***
- E. Notwithstanding the provisions of this Section, such vehicles, watercraft or trailers may be parked anywhere on the premises for loading and unloading purposes, for a period of not more than seventy-two (72) hours. No parking is allowed on the right-of-way.
- F. Recreational vehicles, watercraft and/or utility trailers parked or stored on a vacant parcel shall be prohibited except where permitted as an accessory use (parking lot), to a commercial or industrial business.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS

- A. Shipping containers shall not be allowed for residential use.
- B. Shipping containers are permitted as an accessory ~~use~~ **structure** in agricultural and commercial subject to the requirements of this section. The following regulations apply to all shipping containers:
1. A zoning permit is required to place a shipping container on any lot. To obtain the permit, an application with a site plan must be submitted to the zoning inspector.
 2. No shipping container shall be permitted on ~~any~~ **a** lot that does not have a dwelling or a main building on it.
 3. Shipping containers shall be painted in one solid color that blends into the surrounding area.
 4. Shipping containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.
 5. Shipping containers shall not be in contact with or support any other shipping container or structure.
 6. Shipping containers shall:
 - a. Have a minimum setback of five (5') feet from all lot lines.
 - b. Be located a minimum of five (5') feet from the main building.
 - c. Be located outside of the right-of-way and all utility easements.
 - d. Be located in the rear yard.

*Setbacks shall be measured from the outermost projection of the building and shipping container.
 7. Shipping containers shall not be larger than 200 square feet in area and shall not be more than ten (10') feet in height. Storage is not permitted on top of shipping containers.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS (cont'd)

8. Shipping containers shall be placed on a ~~four (4) inch~~ concrete foundation.
9. No shipping **container** may be used for human or animal habitation.
10. No structural modifications may be made to shipping containers.
- C. Portable storage containers (**POD style containers**) are permitted as an accessory use in all zoning districts, subject to the following restrictions:
 1. ~~A zoning permit is required to place a portable storage container on any lot. To obtain the permit, an application must be submitted to the zoning inspector.~~
 2. No portable storage container ~~may~~ **shall** be stacked on top of one another or on top of any object.
 3. No portable storage container shall be larger than two-hundred square feet (200 sq. ft.) in area and shall not be more than ten (10') feet in height.
 4. No portable **storage** container may be used for habitation.
 5. Portable storage containers used on a residential lot must be placed on a driveway or paved area.
 6. Portable storage containers may not be placed on a vacant lot, unless that lot is associated with an approved building construction project.
 7. Portable storage containers used in a non-residential district shall not occupy required off-street parking, loading or landscaping areas.
 8. Time limits:
 - a. Portable storage containers shall be removed from the property within 30 calendar days from the date of initial placement. Property owners may request that the zoning inspector grant one additional period of up to 30 days.
 - b. Portable storage containers associated with an approved building construction project shall be permitted to remain on-site until the ~~earlier occurrence of~~ approval of the project's final building inspection or the expiration of the building permit, **whichever comes first.**

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 4

OS/P OPEN SPACE/PARK DISTRICT

404 PURPOSE

The purpose of the Open Space/Park (OS/P) District is to preserve and protect significant natural areas, park and recreation areas, drainage ways and floodplains, and to provide for the public land use of Jerusalem Township.

405 PERMITTED USES

The following uses are permitted in the Open Space/Park (OS/P) District:

Accessory uses and structures

Cemetery (public/private)

Community pool (See Supplemental Regulations – Section 1617.02)

Conservation areas

Public uses

Public parks

406 CONDITIONAL USES

The following use may be approved in accordance with Section 22 – Procedures & Requirements for Conditional Uses:

Golf course

Telecommunication tower (See Supplemental Regulations – Section 1613)

407 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Open Space/Park (OS/P) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following standards:

407.01 Height Limits

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

407.02 Area Requirements

All lots shall meet the following area, coverage, and yard requirements:

Lot Area: There is no minimum lot area.

Front Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

403 DEVELOPMENT STANDARDS (cont'd)

Side Yard: Ten percent (10%) of the lot width or ten (10') feet,
whichever is less.

Rear Yard: Thirty-five (35') feet

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 5

A/R AGRICULTURE/RURAL RESIDENTIAL DISTRICT

504 PURPOSE

The A/R Agriculture/Rural Residential Zoning District is established for areas that consist of large parcels of commercially cultivated land, farms and single-family dwellings. To maintain the rural areas of Jerusalem Township, this District is established for low density single-family dwellings on lots two (2) acres in size or larger.

505 PERMITTED USES

The following uses are permitted in the Agriculture/Rural Residential (A/R) District:

Accessory uses and structures (See Supplemental Regulations Section 1601)	Dwelling, single-family
Agriculture	Home occupation
Boarding and stabling of horses (private)	Oil and gas drilling/wells
Commercial fishing operations (See Supplemental Regulations Section 1610)	Permanently sited manufactured home (private)
	Public Uses
	Small Wind Turbine (see Supplemental Regulations – Section 1629)

506 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Airport or aircraft landing field	Lawn care service
Assisted living facility	Nursery/greenhouse
Boarding and stabling of horses (commercial)	Oil and gas drilling/wells
Cemetery	Private schools
Church or place of worship	Radio or television station or transmitter
Community pool (See Supplemental Regulations – Section 1617.02)	Recreational facility, outdoor
Golf course	Telecommunication tower (See Supplemental Regulations – Section 1613)
Kennel	

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

507 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Agriculture/Rural (A/R) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations and the following standards:

503.01 Height Limits

No structure, except those for agricultural purposes, shall be constructed or enlarged to exceed forty-five (45') feet in height.

503.04 Area Requirements

All lots shall meet the following minimum requirements:

Lot Area: ~~One and one-half (1½)~~ **One (1)** acres

Lot Width: One hundred fifty (150') feet.

Front Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: Fifteen (15') feet

Rear Yard: Thirty-five (35') feet

503.05 Minimum floor area requirement for all dwellings:

One thousand two hundred (1,200) square feet

503.04 Minimum width and depth for all dwellings:

Twenty-two (22') feet

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 6

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

604 PURPOSE

The purpose of the Single Family Residential (R-1) District is to provide areas for single family dwellings that are serviced with public water lines and sanitary sewers.

605 PERMITTED USES

The following uses are permitted in the Residential (R-1) District:

Accessory uses and accessory structures	Home occupation
Agriculture	Permanently sited manufactured
Dwelling, single-family	home

606 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Church or place of worship
~~Community pool (See Supplemental Regulations – Section 1617.02)~~
Telecommunication tower (See Supplemental Regulations – Section 1613)

607 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Residential (R-1) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

607.01 Height Limits

No structure shall be erected or enlarged to exceed ~~forty-five (45')~~ **thirty-five (35')** feet in height.

607.02 Area Requirements

All lots shall have the following minimum requirements:

Lot Area:	12,000 square feet
Lot Width:	Seventy-five (75') feet
Front Yard:	Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)
Side Yard:	Fifteen (15') feet Ten percent (10%) of the lot width or ten (10') feet, whichever is less.
Rear Yard:	Thirty-five (35') feet

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

- 607.03** **Minimum floor Area for all Dwellings:**
1200 square feet ~~for a single-story dwelling~~
- 603.04** **Minimum Width and Depth for all Dwellings:**
Twenty-two (22') feet

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 7

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

704 PURPOSE

The purpose of the Multi-family Residential (R-3) District is to provide areas for multiple family dwellings in an area that is serviced with public water lines and sanitary sewers.

705 PERMITTED USES

The following uses are permitted in the R-3 Zoning District:

Accessory uses and accessory structures	Home occupation
Assisted living facility	Nursing home
Dwelling, multi-family	Permanently sited manufactured
Dwelling, single-family	home
Dwelling, two-family	

706 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Day care facility	Self-service storage facilities (See
Church or place of worship	Supplemental Regulations –
Recreation facility, outdoor or indoor	Section 1623)
	Telecommunications tower (See
	Supplemental Regulations –
	Section 1613)

707 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Multi-family Residential (R-3) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

707.01 Height Limits

No structure shall be erected or enlarged to exceed forty-five (45') feet in height.

707.02 Area Requirements

All lots shall meet the following requirements:

Lot Area: The minimum lot area per dwelling unit shall be five thousand (5,000) square feet.

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

703 DEVELOPMENT STANDARDS (cont'd)

Lot Width: One hundred (100') feet

Front Yard: Thirty (30') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: Ten (10%) percent of lot width or ten (10') feet, whichever is less

703.03 Minimum Floor Area for Dwellings:
1000 square feet for a single dwelling
500 square feet for two and multiple-family dwellings

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 9

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

904 PURPOSE

The purpose of the Neighborhood Commercial (C-1) District is to provide areas for small local businesses that provide goods and services, not requiring outdoor sales, to the local neighborhood.

905 PERMITTED USES

The following uses are permitted in the C-1 Zoning District:

Accessory uses and accessory structures	Professional office
Bank or financial center	Restaurant (without drive-thru or delivery service)
Caterer	Retail sales (less than 5,000 sq. ft. in floor area)
Church or place of worship	Self-service storage (see Supplemental Regulations Section 1623)
Day care facility	Veterinary office
Funeral home	
Medical/dental office/clinic	
Personal service	
Photo, dance, music studio	

906 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Assisted living facility	Gasoline sales
Club	Medical Marijuana Dispensary
Dwelling, accessory	Nursing home
	(Rev 12-20-17, Z28-C142)

907 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Neighborhood Commercial (C-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

907.01 Height Limits

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

907.02 Coverage & Setback Requirements

All lots shall meet the following requirements:

Lot Width: ~~Eighty (80')~~ ***One hundred (100')*** feet

Lot Area: One (1) acre

Maximum Lot

Coverage: ~~Seventy-five (75%)~~ ***Seventy (70%)*** percent

Front Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: ~~Twenty (20')~~ ***Ten (10')*** feet (See Supplemental Regulations – Section 1614)

Rear Yard: Thirty (30') feet (See Supplemental Regulations – Section 1614)

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 10

C-2 GENERAL COMMERCIAL DISTRICT

1004 PURPOSE

The purpose of the General Commercial (C-2) District is to provide areas for general commercial uses serving a regional area.

1005 PERMITTED USES

The following uses and similar uses as interpreted by the Zoning Inspector are permitted in the General Commercial (C-2) District:

Agricultural products/implement sales/service	Marine sales and service
Accessory uses and accessory structures	Medical Marijuana Testing Laboratory
Amusement arcade	Medical/dental office/clinic
Automobile body shop	Meeting or reception hall
Bank and financial center	Motor vehicle/recreational vehicle storage yard
Bar/lounge/tavern	Motor vehicle sales/service/rental
Business school	Movie theater
Car/truck wash	Offices
Caterer	Parking lots without a main building
Church or place of worship	Personal service
Club	Photo, dance, art, music studio
Commercial fishing operations (See Supplemental Regulations - Section 1610)	Professional office
Day care facility	Recreation facilities and sales
Flea markets/auction markets	Restaurant (with or without drive-thru or delivery)
Funeral home	Retail sales
Gasoline sales	Self-service storage (See Supplemental Regulations – Section 1623)
Hospital	Sexually oriented businesses (See Supplemental Regulations – Section 1612)
Hotel/motel/lodging house	Veterinary offices
Lawn/tree service (See Supplemental Regulations – Section 1627)	Watercraft storage (Rev 12-20-17, Z28-C142)
Manufactured homes sales	

1006 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

~~Medical Marijuana Dispensary~~

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

1007 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the General Commercial (C-2) District must meet the requirements of Section 16 – Supplemental Regulations, Section 1400 – State Route 2 Overlay District if located along State Route 2, and the following development standards:

1002.01 Height Limits

No structure shall be constructed or enlarged to exceed forty-five (45') feet in height.

1002.02 Trip Generation

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

1002.03 Coverage & Setback Requirements

All lots shall meet the following requirements:

Lot Area: One (1) acre

Lot Width: One hundred twenty-five (125') feet

Lot Coverage: ~~Seventy-five (75%)~~ **Seventy (70%)** percent

Side Yard: ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations–Section 1614)

Rear Yard: Thirty-five (35') feet (See Supplemental Regulations – Section 1614)

Front Yard: Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 11

R-C RECREATIONAL COMMERCIAL DISTRICT

1100 PURPOSE

The purpose of the Recreational Commercial (R-C) District is to establish areas which are appropriate for the recreational businesses of Jerusalem Township.

1101 PERMITTED USES

The following uses are permitted in the Recreational Commercial (R-C) Zoning District:

Accessory uses	Marina
Commercial fishing operations (See Supplemental Regulations Section – 1610)	Marine sales and service
Community pool (See Supplemental Regulations – Section 1617.02)	Public service facilities
Fishing equipment sales	Recreational facilities and sales
Fuel/gasoline sales	Recreational vehicle and vessel storage
	Retail sales (less than 5,000 sq. ft. in floor area)
	Watercraft storage

1103 CONDITIONAL USES

The following uses may be approved pursuant to Section 22 – Procedures and Requirements for Conditional Uses:

Campground/RV parks

1102 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Recreational Commercial (R-C) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

1102.01 Height Limits

No structure shall be constructed or enlarged to exceed three stories of forty-five (45') feet in height.

1102.02 Trip Generation

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

1102.03 Coverage & Setback Requirements

All lots shall meet the following requirements:

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

Lot Width: ~~Eighty (80')~~ ***One hundred (100')*** feet

Lot Area: One (1) acre

Lot Coverage: ~~Seventy-five (75%)~~ ***Seventy (70%)*** percent

Front Yard: Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: ~~Twenty (20')~~ ***Ten (10')*** feet (See Supplemental Regulations–Section 1614)

Rear Yard: Thirty (30') feet (See Supplemental Regulations – Section 1614)

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

SECTION 12

M-1 INDUSTRIAL DISTRICT

1204 PURPOSE

The purpose of the Industrial (M-1) District is to provide areas for industrial uses.

1205 PERMITTED USES

The following uses are permitted in the Industrial (M-1) Zoning District:

Accessory uses and structures	Medical Marijuana Cultivator
Assembly of electrical components, instruments, and devices, including electroplating	Medical Marijuana Processor
Building material sales yard	Medical Marijuana Testing Laboratory
Commercial food preparation	Oil or gas wells
Contractor yard/storage	Plumbing, sheet metal, and woodworking shops
Distribution center	Professional office/services
Equipment sales & rental	Self-service storage facility (See Supplemental Regulations – Section 1623)
Laundry/dry cleaning plant	Storage lot including automobiles, watercraft, trucks, and recreational vehicles (See Supplemental Regulations – Section 1628)
Lawn/tree service (See Supplemental Regulations – Section 1627)	Truck repair garage
Lumber yard (provided saws, planers, processing machines are within a completely enclosed building)	Wholesaling, including the storage, handling, or sale of merchandise primarily to retailers
Manufactured home sales	

1206 CONDITIONAL USES

The following use may be approved pursuant to Section 22 – Procedures & Requirements for

Conditional Uses:

Asphalt/concrete production	Motor vehicle salvage yards (see Supplemental Regulations – Section 1620)
Day Care center	Recycle center
Landfill	Restaurant
Logging/wood storage	Small Solar Facilities (on 5 acres or more)
Mineral extraction (see Supplemental Regulations – Section 1604)	Solid waste disposal
	<i>Storage lot including automobiles, watercraft, trucks, and recreational vehicles (See Supplemental Regulations – Section 1626)</i>
	Truck terminal

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

1207 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the Industrial (M-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

1203.01 Height Limits

No structure shall be constructed or enlarged to exceed sixty (60') feet in height.

1203.02 Trip Generation

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

1203.03 Coverage & Setback Requirements

All lots shall meet the following requirements:

Lot Area: One (1) acre

Lot Width: One hundred seventy-five (175') feet

Lot Coverage: Seventy-five (75%) Percent

Front Yard: Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

Side Yard: ~~Thirty-five (35')~~ **Twenty (20')** feet (See Supplemental Regulations – Section 1614)

Rear Yard: Forty (40') feet (See Supplemental Regulations – Section 1614)

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

1606

NOISE

Noise control shall be enforced by local law enforcement in accordance with Chapter 505 of the Ohio Revised Code.

~~No person shall operate or use any machine, equipment or mechanical device on a lot except for agricultural purposes so as to create any noise which would cause the noise level, measured at the lot line of the lot affected by the noise emission, to exceed the applicable fixed noise level set forth in this section. If the measurement location is on a boundary between two zoning districts, the lower noise level shall apply.~~

~~Noise limits shall not exceed the following:~~

1. Zoning District	Time Period	Sound Level (dbA)
OS/P, A/R, R	10:00 p.m. 7:00 a.m.	55
	7:00 a.m. 10:00 p.m.	60
C 1, C 2, R-C	10:00 p.m. 7:00 a.m.	65
	7:00 a.m. 10:00 p.m.	70
M-1	Any time	70

- ~~2. Provisions of Section 1506(1.) shall not be applicable to any emergency signaling devices required by law; nor to any standby equipment operated only in emergency situations, provided that such standby equipment shall not emit noise at a level in excess of 75 dbA when measured at the lot line of the lot on which it is located.~~

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

1626 OUTDOOR PARKING AND STORAGE OF VEHICLES WATERCRAFT AND TRAILERS

Storage of recreational vehicles, watercraft and/or utility trailers, are permitted in an "A/R" or "R" District when the following conditions and requirements are complied with:

- G.** No such vehicles, watercraft or trailers shall be parked or stored in a front yard.
- H.** Such vehicles, watercraft or trailers may be parked or stored in a rear yard, but not within ten (10') feet of any lot line.
- I.** Such vehicles, watercraft or trailers parked or stored on a lot shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall this equipment be used for living or housekeeping purposes.
- J.** Only two (2) recreational vehicles, watercraft or trailers or a combination thereof, shall be parked or stored in an "A/R" or "R" District. No parking is allowed on parcels without a principal structure, ***unless the parcel is adjacent to a parcel with a permitted primary structure, which is owned by the same owner as the vacant parcel.***
- K.** Notwithstanding the provisions of this Section, such vehicles, watercraft or trailers may be parked anywhere on the premises for loading and unloading purposes, for a period of not more than seventy-two (72) hours. No parking is allowed on the right-of-way.
- L.** Recreational vehicles, watercraft and/or utility trailers parked or stored on a vacant parcel shall be prohibited except where permitted as an accessory use (parking lot), to a commercial or industrial business.

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS

- A. Shipping containers shall not be allowed for residential use.
- B. Shipping containers are permitted as an accessory ~~use~~ **structure** in agricultural and commercial subject to the requirements of this section. The following regulations apply to all shipping containers:
1. A zoning permit is required to place a shipping container on any lot. To obtain the permit, an application with a site plan must be submitted to the zoning inspector.
 2. No shipping container shall be permitted on ~~any~~ **a** lot that does not have a dwelling or a main building on it.
 3. Shipping containers shall be painted in one solid color that blends into the surrounding area.
 4. Shipping containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.
 5. Shipping containers shall not be in contact with or support any other shipping container or structure.
 6. Shipping containers shall:
 - a. Have a minimum setback of five (5') feet from all lot lines.
 - b. Be located a minimum of five (5') feet from the main building.
 - c. Be located outside of the right-of-way and all utility easements.
 - d. Be located in the rear yard.

*Setbacks shall be measured from the outermost projection of the building and shipping container.
 7. Shipping containers shall not be larger than 200 square feet in area and shall not be more than ten (10') feet in height. Storage is not permitted on top of shipping containers.

EXHIBIT "B"

(Deletions in strike out, additions in bold italics)

1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS (cont'd)

8. Shipping containers shall be placed on a ~~four (4) inch~~ concrete foundation.
9. No shipping **container** may be used for human or animal habitation.
10. No structural modifications may be made to shipping containers.
- C. Portable storage containers (**POD style containers**) are permitted as an accessory use in all zoning districts, subject to the following restrictions:
 1. ~~A zoning permit is required to place a portable storage container on any lot. To obtain the permit, an application must be submitted to the zoning inspector.~~
 2. No portable storage container ~~may~~ **shall** be stacked on top of one another or on top of any object.
 3. No portable storage container shall be larger than two-hundred square feet (200 sq. ft.) in area and shall not be more than ten (10') feet in height.
 4. No portable **storage** container may be used for habitation.
 5. Portable storage containers used on a residential lot must be placed on a driveway or paved area.
 6. Portable storage containers may not be placed on a vacant lot, unless that lot is associated with an approved building construction project.
 7. Portable storage containers used in a non-residential district shall not occupy required off-street parking, loading or landscaping areas.
 8. Time limits:
 - a. Portable storage containers shall be removed from the property within 30 calendar days from the date of initial placement. Property owners may request that the zoning inspector grant one additional period of up to 30 days.
 - b. Portable storage containers associated with an approved building construction project shall be permitted to remain on-site until the ~~earlier occurrence of~~ approval of the project's final building inspection or the expiration of the building permit, **whichever comes first.**