

ZONING

ARTICLE III

**Establishment of Districts; Map and
General Regulations**

117.301. Establishment of ZONING DISTRICTS. The TOWNSHIP is divided into the ZONING DISTRICTS hereunder and shown by the ZONING DISTRICT boundary lines on the TOWNSHIP ZONING DISTRICT MAP.

- AG - Agricultural District
- LDR - Low DENSITY Residential District
- MDR - Medium DENSITY Residential District
- MXU - MIXED USE District
- VLD - Village District
- BPK - Business Park District
- LI - Light Industrial District
- HI - Heavy Industrial District

[Amended 1-11-06 by Ord. No. 332]

117.302. Establishment of OVERLAY DISTRICTS. In addition to the ZONING DISTRICTS, this ORDINANCE establishes nine (9) OVERLAY DISTRICTS (Article V) as follows:

- AA - Aviation Essential Land
- AN - Airport Noise Exposure
- AF - Airport Flight Ceiling and Navigation
- FP - FLOODPLAIN AREA
- LF - LANDFILLS
- ML - Mined Land
- SL - STEEP SLOPES and LAND-SLIDE AREAS
- SW - Storm Water Management Districts
- WL - WETLANDS

117.303. TOWNSHIP ZONING DISTRICT MAP. The boundaries of the ZONING DISTRICTS are shown upon the ZONING DISTRICT MAP. The TOWNSHIP ZONING DISTRICT MAP and all the notations, references and other information shown thereon are a part of this ORDINANCE and have the same

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force and effect as if they were all fully set forth or described herein. The original, properly attested ZONING DISTRICT MAP shall be available for examination at the TOWNSHIP office and shall be reviewed annually and amended as deemed necessary by the PLANNING COMMISSION.

117.304. District Boundaries. The district boundaries on the TOWNSHIP ZONING DISTRICT MAP are intended to follow property lines; centerlines of roads; water courses or railroads; other identifiable physical features; or measured distances from property lines, centerlines or identifiable physical features. When the ZONING ADMINISTRATOR cannot determine the location of a ZONING DISTRICT boundary by reference to the ZONING DISTRICT MAP, he shall refuse action; and the BOARD shall interpret the location of the district boundary with reference to the scale of the map, the COMPREHENSIVE PLAN and the purposes set forth in all relevant provisions of this ORDINANCE.

117.305. ZONING DISTRICT Regulations. The provisions of this Article apply to all ZONING DISTRICTS and all PARCELS.

117.306. SITE Capacity Regulations. All PARCELS in the TOWNSHIP are subject to regulation by SITE capacity. The intensity of USE on any SITE within any ZONING DISTRICT in the TOWNSHIP is governed by the SITE capacity analysis. This analysis is performed to determine the physical qualities of the SITE that are suitable for DEVELOPMENT. The calculations required by this ORDINANCE to determine the SITE capacity pertain to both residential USES and NONRESIDENTIAL USES.

117.306.1. SITE Capacity Calculation. Take the SITE AREA and calculate the BASE SITE AREA in accordance with Section 117.308.

117.306.2. Residential SITE Capacity Analysis.

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117.306.2.1. Standard Residential DEVELOPMENTS.

117.306.2.1.1. For Standard Residential DEVELOPMENTS, the SITE capacity is determined by taking the BASE SITE AREA (Section 117.308) minus the amount of RESOURCE PROTECTION LAND (Section 117.310) which calculates the UNRESTRICTED SITE AREA (Section 117.311).

117.306.2.1.2. Take the UNRESTRICTED SITE AREA and multiply by the DISTRICT MAXIMUM DENSITY FACTOR which calculates the PERMITTED SITE DENSITY (Section 117.312).

117.306.2.2. PLANNED RESIDENTIAL DEVELOPMENTS.

117.306.2.2.1. For PLANNED RESIDENTIAL DEVELOPMENTS, the SITE capacity is determined by taking the BASE SITE AREA and subtracting any required RESOURCE PROTECTION LAND which calculates the UNRESTRICTED SITE AREA (Section 117.311).

117.306.2.2.2. Take the UNRESTRICTED SITE AREA and subtract the TOTAL RESOURCE PROTECTION LAND or MINIMUM REQUIRED OPEN SPACE (Section 117.312.1), whichever is greater, to calculate the BUILDABLE SITE AREA (Section 117.312).

117.306.2.2.3. Take the BUILDABLE SITE AREA and multiply by the NET DENSITY FACTOR which calculates the PERMITTED PLANNED RESIDENTIAL DEVELOPMENT DENSITY. **[Amended 10-8-14 by Ord. No. 393]**

117.306.3. Nonresidential SITE Capacity Analysis.

117.306.3.1. For nonresidential SITE capacity analysis, take the BASE SITE AREA and subtract the RESOURCE PROTECTION LAND to calculate the UNRESTRICTED SITE AREA (Section 117.311).

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117.306.3.2. Take the UNRESTRICTED SITE AREA and divide by the BASE SITE AREA which calculates the CALCULATED IMPERVIOUS SURFACE RATIO (Section 117.307).

117.306.3.3. Look at the Chart in Section 117.307.1 and compare the CALCULATED IMPERVIOUS SURFACE RATIO with the DISTRICT IMPERVIOUS SURFACE RATIO (Section 117.307).

117.306.3.4. If the DISTRICT IMPERVIOUS SURFACE RATIO is equal or less¹ than the CALCULATED IMPERVIOUS SURFACE RATIO, take the BASE SITE AREA and multiply by the DISTRICT IMPERVIOUS SURFACE RATIO which calculates the PERMITTED IMPERVIOUS SURFACE AREA (Section 117.313.1).

117.306.3.5. Take the BASE SITE AREA and multiply by the DISTRICT FLOOR AREA RATIO (Section 117.307.1) which calculates PERMITTED FLOOR AREA (Section 117.313.1).

117.306.3.6. If the DISTRICT IMPERVIOUS SURFACE RATIO was greater than the CALCULATED IMPERVIOUS SURFACE RATIO, take the BASE SITE AREA and multiply by the CALCULATED IMPERVIOUS SURFACE RATIO which calculates the PERMITTED IMPERVIOUS SURFACE AREA (Section 117.313.2).

117.306.3.7. Now calculate the PERMITTED FLOOR AREA by:

117.306.3.7.1. Taking the CALCULATED IMPERVIOUS SURFACE RATIO and dividing by the DISTRICT IMPERVIOUS SURFACE RATIO which

¹ If the DISTRICT IMPERVIOUS SURFACE RATIO is greater than the CALCULATED IMPERVIOUS SURFACE RATIO, go to Section 306.3.6.

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calculates the REDUCTION FACTOR (Section 117.313.2).

117.306.3.7.2. Take the REDUCTION FACTOR and multiply by the DISTRICT FLOOR AREA RATIO which calculates the CALCULATED FLOOR AREA RATIO (Section 117.313.2).

117.306.3.7.3. Take the CALCULATED FLOOR AREA RATIO and multiply by the BASE SITE AREA which calculates the PERMITTED FLOOR AREA (Section 117.313.2).

117.307. Dimensional Standards. All SITES are subject to dimensional standards intended to limit the allowable intensity of DEVELOPMENT and to provide for appropriate spacing of USES and STRUCTURES. Dimensional standards may include minimum standards for LOT or SITE size, minimum requirements for YARDS and other OPEN SPACES; maximum standards for BUILDING HEIGHT (See Summary Table Section 117.307.1), FLOOR AREA, and the percentage of SITE AREA of District Standards that may be covered by IMPERVIOUS SURFACES.

117.307.1. **Summary Table of District Standards**

	DISTRICT MAXIMUM DENSITY FACTOR	DISTRICT IMPERV. SURFACE RATIO	DISTRICT FLOOR AREA RATIO	MIN SITE AREA ⁽²⁾	MIN LOT AREA ⁽³⁾	NET DENSITY FACTOR	REC. FACTOR	MIN OPEN SPACE RATIO	DISTRICT MAX HEIGHT
AGRICULTURE (AG)									
Authorized Uses (Non-residential)	-	.09	-	1 ac.	1 ac.	-	-	-	35'
Authorized (Residential)	.36	-	-	5 ac.	5 ac.	-	-	-	35'
LOW DENSITY RESIDENTIAL (LDR)									
	DISTRICT MAXIMUM DENSITY	DISTRICT IMPERV. SURFACE	DISTRICT FLOOR AREA	MIN SITE AREA ⁽³⁾	MIN LOT AREA ⁽³⁾	NET DENSITY FACTOR	REC. FACTOR	OPEN SPACE RATIO	MINIMUM DISTRICT MAX

(2) Units are in square feet unless otherwise specified.

(3) See Section 804 for minimum LOT areas in PLANNED DEVELOPMENTS.

(4) See Section 407.7 for District Standards. Minimum SITE AREA is the same as minimum LOT size.

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	FACTOR	RATIO	RATIO						HEIGHT
Authorized Uses	.92	-	-	1 ac.	1 ac.	-	-	-	35'
Planned Development (Residential)	1.20	-	-	3 ac.	⁽³⁾	5.2	.10	.60	35'
MEDIUM DENSITY RESIDENTIAL (MDR)									
Authorized Uses	3.0	-	-	12,000	12,000	-	-	-	35'
Planned Development (Residential)	3.6	-	-	2 ac.	⁽³⁾	5.2	.10	.40	35'
VILLAGE (VLD)									
Authorized Uses (Residential)	3.5	-	-	10,000	10,000	-	-	-	35'
Authorized Uses (Non-residential)	-	.75	.40	20,000	20,000	-	-	-	35'
Planned Development (Residential)	4.0	-	-	10,000	⁽³⁾	6.9	.10	.25	35'
Planned Development (Non-residential)	-	.75	.40	20,000	20,000	-	-	-	35'
MIXED USE (MXU)									
Planned Development (Residential)	10.0	-	-	3 ac.	⁽³⁾	20.0	.10	.10	35'
MIXED USE (MXU)									
Planned Development (Non-Residential)	-	⁽⁴⁾	⁽⁴⁾	⁽⁴⁾	⁽⁴⁾	⁽⁴⁾			45'
BUSINESS PARK (BPK)									
Authorized Uses	-	.75	.6	3 ac.	3 ac.	-	-	-	45'
Planned Development	-	.75	2.0	10 ac.	1 ac.	-	-	-	45'
LIGHT INDUSTRIAL (LI)									
Authorized Uses	-	.75	.3	1 ac.	1 ac.	-	-	-	45'
Planned Development	-	.75	.35	10 ac.	1 ac.	-	-	-	45'
	DISTRICT MAXIMUM DENSITY	DISTRICT IMPERV. SURFACE	DISTRICT FLOOR AREA	MIN SITE AREA ⁽⁵⁾	MIN LOT AREA ⁽³⁾	NET DENSITY FACTOR	REC. FACTOR	OPEN SPACE RATIO	MINIMUM DISTRICT MAX

(4) See Section 407.7 for District Standards. Minimum SITE AREA is the same as minimum LOT size.

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	FACTOR	RATIO	RATIO						HEIGHT
HEAVY INDUSTRIAL (HI)									
Authorized Uses	-	.75	.3	10 ac.	10 ac.	-	-	-	45'
Planned Development	-	.75	.35	30 ac.	10 ac.	-	-	-	45'
[Amended 1-11-06 by Ord. No. 332; 1-11-07 by Ord. No. 345; Amended 05-14-08 by Ord. No. 353; Amended 10-8-14 by Ord. No. 393]									

117.308. Calculation of BASE SITE AREA (All Land USES). The first step in the determination of the SITE capacity is to establish the BASE SITE AREA. The calculated BASE SITE AREA determines the portion of the SITE AREA available for DEVELOPMENT.

117.308.1. SITE AREA. _____ acres

117.308.2. Subtract SITE AREA constituting existing roads (including CARTWAYS and rights-of-way), and EASEMENTS of ACCESS. _____ acres

117.308.3. Subtract SITE AREA which is not contiguous:

117.308.3.1. A separate PARCEL which does not abut, adjoin or share common boundaries with the rest of the SITE. _____ acres

117.308.3.2. Any PARCEL which is cut off from the SITE by a road, railroad, existing land USES or major stream, such that common USE is hindered or that the PARCEL is unavailable for DEVELOPMENT. _____ acres

117.308.4. Subtract any PARCELS which were previously reserved as RESOURCE PROTECTION LAND or OPEN SPACE. _____ acres

117.308.5. Subtract land used or proposed for residential USES, whenever both nonresidential and residential USES are proposed. (In the case of the SITE capacity calculation for the proposed residential USE, subtract the land proposed for NONRESIDENTIAL USE.) _____ acres

117.308.6. Subtract estimated land required

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BUFFERYARDS. (Do not subtract for BUFFERYARDS where they coincide with RESOURCE PROTECTION LANDS.) _____ acres

117.308.7. Equals BASE SITE AREA.⁽⁶⁾ = _____

117.309. RESOURCE PROTECTION LAND OVERLAY DISTRICTS. The requirements for protecting sensitive environmental resources shall be a principal factor in determining the intensity of use permitted on a particular SITE. The specific natural resources which are protected in OVERLAY DISTRICTS under the provisions of this ORDINANCE are listed in Article V.

The requirements for protecting against potentially hazardous man-made constraints shall also be a principal factor in determining the intensity and type of land USE permitted on a particular SITE. The specific man-made constraints which are restricted as OVERLAY DISTRICTS under the provisions of this ORDINANCE are listed in Article V.

All DEVELOPMENT of SITES mapped as containing these natural or man-made features and all DEVELOPMENT of SITES containing these features shall comply with the standards and regulations of each OVERLAY DISTRICT which affects that particular SITE.

117.310. Table for calculation of RESOURCE PROTECTION LAND.

Table 117.310.1 RESOURCE PROTECTION LAND shall be the calculation sheet for determining the SITE AREA required as RESOURCE PROTECTION LAND. Those features which are regulated by this ORDINANCE and which may affect the total required RESOURCE PROTECTION LAND for each SITE are listed on this table opposite their respective RESOURCE PROTECTION RATIOS. All SITE AREAS proposed for DEVELOPMENT shall be surveyed and measured as to the extent and location of resources and their totals calculated by this table. These calculations shall be used to determine the UNRESTRICTED SITE AREA available for DEVELOPMENT.

⁶ In a MIXED USE PLANNED DEVELOPMENT, the percentage of STRUCTURES used for residential and non-residential must be calculated. Then the SITE AREA must be calculated as if the appropriate percentage SITE AREA is separate for residential and non-residential.

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117.312. Determination of PERMITTED DENSITY (All Residential USES). PERMITTED SITE DENSITY is determined as follows.

Take	BASE SITE AREA	_____	acres
Multiply by	DISTRICT MAXIMUM DENSITY FACTOR (Section 117.307.1)	_____	dwelling per acre
Equals	PERMITTED SITE DENSITY (Use lowest whole number)	_____	dwelling

117.312.1. For PLANNED RESIDENTIAL DEVELOPMENTS, the PERMITTED PLANNED RESIDENTIAL DEVELOPMENT DENSITY is determined by multiplying the NET DENSITY FACTOR by the BUILDABLE SITE AREA.

Take	RESOURCE PROTECTION LAND	_____	acres
Add	REQUIRED RECREATION LAND (Section 117.311)	_____	acres
Equals	TOTAL RESOURCE PROTECTION LAND	_____	acres
Take	BASE SITE AREA	_____	acres
Multiply by	MINIMUM OPEN SPACE RATIO (Section 117.307.1)	_____	
Equals	MINIMUM REQUIRED OPEN SPACE	_____	acres
Take	BASE SITE AREA	_____	acres
Subtract	TOTAL RESOURCE PROTECTION LAND or MINIMUM REQUIRED OPEN SPACE (whichever is greater)	_____	acres
Equals	BUILDABLE SITE AREA	_____	acres
Multiply by	NET DENSITY FACTOR (Section 117.307.1)	_____	dwelling per acre
Equals	PERMITTED PRD DENSITY (The lowest whole number) [Amended 10-8-14 by Ord. No. 393]	_____	dwelling

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117.313. Determination of SITE Capacity for Nonresidential USES.

Take UNRESTRICTED SITE AREA _____ acres
Divide by BASE SITE AREA _____ acres
Equals CALCULATED IMPERVIOUS SURFACE RATIO _____

117.313.1. If the DISTRICT IMPERVIOUS SURFACE RATIO from Table 117.307.1 is less than or equal to the CALCULATED IMPERVIOUS SURFACE RATIO, the following calculations shall be used to determine the PERMITTED IMPERVIOUS SURFACE AREA and PERMITTED FLOOR AREA:

Take BASE SITE AREA _____ acres
Multiply by DISTRICT IMPERVIOUS SURFACE RATIO (Section 117.307.1) _____
Equals PERMITTED IMPERVIOUS SURFACE AREA _____ acres
Take BASE SITE AREA _____ acres
Multiply by DISTRICT FLOOR AREA RATIO (Section 117.307.1) _____
Equals PERMITTED FLOOR AREA _____ acres

117.313.2. If the DISTRICT IMPERVIOUS SURFACE RATIO is greater than the CALCULATED IMPERVIOUS SURFACE RATIO, the following calculations shall be used to determine the PERMITTED IMPERVIOUS SURFACE AREA and PERMITTED FLOOR AREA.

Take BASE SITE AREA _____ acres
Multiply by CALCULATED IMPERVIOUS SURFACE RATIO _____
Equals PERMITTED IMPERVIOUS SURFACE AREA _____ acres

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Take	CALCULATED IMPERVIOUS SURFACE RATIO	_____	
Divide by	DISTRICT IMPERVIOUS SURFACE RATIO (Section 117.307.1)	_____	
Equals	REDUCTION FACTOR	_____	
Take	DISTRICT FLOOR AREA RATIO (Section 117.307.1)	_____	
Multiply by	REDUCTION FACTOR	_____	
Equals	CALCULATED FLOOR AREA RATIO	_____	
Multiply by	BASE SITE AREA	_____	acres
Equals	PERMITTED FLOOR AREA	_____	acres

117.314. OFF-STREET PARKING.

117.314.1. Standards for OFF-STREET PARKING. The following minimum standards shall apply to all alterations to existing OFF-STREET parking facilities and to all proposed OFF-STREET PARKING facilities in the TOWNSHIP.

<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES REQUIRED</u>
<u>AGRICULTURE</u>	
ANIMAL HOSPITAL	1 per employee (peak shift) plus 1 per examining room
Crematorium/Mausoleum	1 per 200 sq. ft. of NET FLOOR AREA
COMMERCIAL LOGGING OPERATION	1 per employee (peak shift) plus 1 per business vehicle stored on LOT
GARDEN CENTER/NURSERY/ GREENHOUSE	1 per 200 sq. ft. sales area
KENNEL/ANIMAL SHELTER	1 per employee (peak shift) plus 1 per 5 animals capacity

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<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES REQUIRED</u>
Other AGRICULTURE USES	1 per employee (peak shift) plus 1 per business vehicle stored on lot
<u>RESIDENTIAL</u>	
SINGLE FAMILY	
2 bedrooms or less	2 per dwelling
3 bedrooms or more	3 per dwelling
APARTMENT	See §117.804.7.9
BED & BREAKFAST	2 per DWELLING and 1 for each guest room
Convent/Monastery/ GROUP HOME	1 for each resident authorized to drive
GROUP CARE FACILITY	1 per employee (peak shift) plus 1 per 3 beds or residents
LOT LINE DWELLING	See §117.804.7.2.
MOBILE HOME PARK	2 per MOBILE HOME
MULTIPLEX	See §117.804.7.8.
NURSING HOME/HEALTH CARE FACILITY	1 per employee (peak shift) plus 1 MINIMUM NUMBER per 6 patient beds
PATIO DWELLING	See §117.804.7.5.
TOWN DWELLING	See §117.804.7.7.
TWIN DWELLING	See §117.804.7.4.
VILLAGE DWELLING	See §117.804.7.3.
WEAK-LINK DWELLING	See §117.804.7.6.

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<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES REQUIRED</u>
<u>NONRESIDENTIAL</u>	
AMPHITHEATER/Theater/ Sports Arena/Convention Center	1 per employee (peak shift) plus 1 per 3 patrons capacity
Auto Rental/Auto Sales	1 per 200 sq. ft NET FLOOR AREA plus 1 per vehicle to be sold or rented on lot.
AUTO SALVAGE/JUNKYARD	1 per employee plus 1 per business vehicle stored on lot
Beverage Distributor/ Building Materials Sales or Storage Yard	1 per 750 sq. ft. of NET FLOOR AREA
BUSINESS or PROFESSIONAL OFFICE/Public Office	1 per 300 sq. ft. of NET FLOOR AREA
Car Wash	1 per employee (peak shift) plus a waiting lane of four (4) spaces per bay
CHURCH	1 for every 4 seats
CLINIC	1 per employee (peak shift) plus 2 per examining room
CONVENIENCE STORE/PHARMACY	1 per 100 sq. ft. of NET FLOOR AREA
DAY CAMP, Camp or Campground	1 per employee (peak shift) plus 1 with Overnight Camping off- street loading space per 6 campers
DAY CARE CENTER, ADULT and CHILD/NURSERY SCHOOL/ PRE-SCHOOL	1 per teacher/employee (peak shift) plus 1 off-street loading space per 6 students
DAY CARE HOME, ADULT and CHILD	2 per DWELLING plus 1 off-street loading space

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<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES REQUIRED</u>
ESSENTIAL SERVICES	1 per employee (peak shift) plus 1 for each service vehicle stored on lot
EXTRACTION OF MINERALS	1 per employee (peak shift) plus 1 per business vehicle stored on lot
FAST FOOD RESTAURANT	1 per 20 sq. ft. of NET FLOOR AREA
FINANCIAL INSTITUTION	1 per employee (peak shift) plus 1 per 200 sq. ft. of NET FLOOR AREA and, if drive-in teller, 5 spaces in waiting lane
GASOLINE SERVICE STATION/ AUTOMOTIVE REPAIR	1 per employee (peak shift) plus 4 per repair bay plus 1 for each business vehicle stored on lot
GOLF COURSE AND COUNTRY CLUB/Lodge for Fraternal Order	1 per 4 members plus the required number of spaces for a restaurant, if applicable
Golf Driving Range	1.25 per tee plus 1 per staff at peak shift [Added 2-14-96 by Ord. No. 242]
HEALTH AND FITNESS RELATED ESTABLISHMENT	1 per employee (peak shift) plus 1 per 3 patrons capacity
HOSPITAL	1 per employee (peak shift) plus 1 for every 3 beds
HOTEL/MOTEL	1 per employee (peak shift) plus 1 per sleeping unit
LAUNDRY AND DRYCLEANING	1 per employee (peak shift) plus 1 ESTABLISHMENT for every 2 washers or 1 per 200 sq. ft. of NET FLOOR AREA, whichever is greater

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<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES REQUIRED</u>
MANUFACTURING, LIGHT and HEAVY ⁷	1 per employee (peak shift) plus 1 for each business vehicle stored on lot <u>or</u> 1 for every 750 square feet of NET FLOOR AREA, whichever is greater
Mechanical Repair, Light and Large	1 per 300 sq. ft. of NET FLOOR AREA
Miniature Golf	1.25 per tee plus 1 per staff at peak shift [Added 2-14-96 by Ord. No. 242]
MINI-WAREHOUSE	See §117.604.31.7
Mortuary/Funeral Home	25 for first parlor plus 10 for each additional parlor
NIGHTCLUB/NIGHTCLUB (ADULT ENTERTAINMENT) BAR [Amended 9-26-94 by Ord. No. 236]	1 per 4 sq. ft. of FLOOR AREA devoted to seating at stools or standing area plus 1 for each 50 sq. ft. of FLOOR AREA devoted to seating at tables with chairs
PERSONAL SERVICES	1 per employee (peak shift) plus 1 per 400 sq. ft. of NET FLOOR AREA
PRIVATE RECREATION FACILITY/ Race Track/AMUSEMENT PARK WATER PARK/Golf Driving Range	1 per employee (peak shift) plus 1 per 4 patrons capacity

⁷ This parking requirement applies also to the following specific USES: AVIATION-RELATED INDUSTRY, Bio-Medical Operation, Blacksmith Shop/Ornamental Iron Workshop, Boatworks, BULK FUEL STORAGE, BULK MATERIALS OR MACHINERY STORAGE, Carpet and Rug Cleaning Plant, Chemical Plant, COLLECTION AND RECYCLING FACILITY, Concrete or Asphalt Batch Plant, Dry Cleaning Plant, Dyeing Plant, EXTERMINATOR, Food Processing and Packing Plant, FUEL GENERATION PLANT, Furniture Refinishing Plant, INCINERATORS/LANDFILL, Monument Works, PILOT PLANT, Printing/Publishing Plant, Scientific Laboratory, Trade Shop.

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<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES REQUIRED</u>
PUBLIC Service Building or Garage/PRIVATE EMERGENCY SERVICES	1 per employee plus 1 per business vehicle stored on lot
RESTAURANT (Standard)	1 per 100 sq. ft. of NET FLOOR AREA
RETAIL, SMALL or LARGE/ AMUSEMENT ARCADE	1 per 200 sq. ft. of NET FLOOR AREA
Schools	
Elementary/Junior High	1 per teacher/employee plus 1 per 10 students
Senior High	1 per teacher/employee plus 1 per 5 students
Post-secondary/ COMMERCIAL or TRADE	1 per teacher/employee plus 1 per 2 students.
SHOPPING CENTER, COMMUNITY	4.5 spaces per 1,000 sq. ft. of GROSS LEASABLE FLOOR AREA
SHOPPING CENTER, NEIGHBORHOOD	4 spaces per 1,000 sq. ft. of GROSS LEASABLE FLOOR AREA
SHOPPING CENTER, REGIONAL	5 spaces per 1,000 sq. ft. of GROSS LEASABLE FLOOR AREA
TRUCK TERMINAL	1 per employee (peak shift) plus 1 for each truck or business vehicle stored on lot
Vacation Cottages/Rental	2 per unit plus 1 for each bedroom Cabins in excess of 2
WAREHOUSE/Wholesale Business and Storage	1 per employee (peak shifts) plus 1 for each business vehicle stored on lot

117.314.2. No parking is permitted on any portion
of a lot or site other than in a designated PARKING
AREA. Agriculture uses and sites are exempt from this
requirement.

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117.315. SIGNS. No CONSTRUCTION, use of, or placements of any SIGN shall be permitted in any ZONING DISTRICT except in compliance with these minimum regulations for the display of SIGNS. **[Amended 2-12-92 by Ord. No. 209]**

117.315.1. General regulations.

117.315.1.1. No PERSON shall erect, alter, or relocate within the TOWNSHIP any SIGN without first obtaining a SIGN permit with the following exceptions:

117.315.1.1.1. Memorial SIGNS and tablets displayed on PUBLIC property or in cemeteries;

117.315.1.1.2. Address numerals and SIGNS not exceeding one(1) square foot in area and bearing the names of occupants of the premises;

117.315.1.1.3. Legal notices;

117.315.1.1.4. Traffic and parking SIGNS which bear no advertising; and

117.315.1.1.5. WINDOW DISPLAYS provided they shall not exceed twenty (20) percent of the gross surface area of all windows in an establishment.

117.315.1.2. The repainting, changing of parts, and preventive maintenance of SIGNS shall not be deemed alterations requiring a new SIGN permit.

117.315.1.3. Except for time and/or temperature SIGNS, no flashing, fluttering, undulating, swinging, rotating, or otherwise moving SIGNS shall be permitted.

117.315.1.4. No SIGN, temporary or otherwise, shall be affixed to a tree, utility pole or COMMUNICATION FACILITY except those required by law. **(Amended on 3-23-98 by Ord. No. 260)**

117.315.1.5. No SIGN shall violate the corner visibility restrictions or clear sight triangle requirements of this or any other ORDINANCE of the TOWNSHIP.

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117.315.1.6. No SIGN including traffic SIGNS and similar regulatory notices except those of a duly constituted governing body shall be allowed within road right-of-way lines. This section shall not apply to POLITICAL SIGNS or TEMPORARY SPECIAL EVENT DISPLAY SIGN at any intersection, so long as such POLITICAL SIGNS and TEMPORARY SPECIAL EVENT DISPLAY SIGNS are erected or displayed within one hundred fifty (150) feet in any direction from the intersecting point, and are erected or displayed no earlier than fourteen (14) days prior to such election or event and removed within seven (7) days after such election or event to which they pertain. **[Amended 3-28-13 by Ord. No. 386]**

117.315.1.7. Any spotlight permitted to illuminate SIGNS shall be shielded such that the light source cannot be seen from adjoining roads.

117.315.1.8. No SIGN which faces or partially faces a residential ZONING DISTRICT PARCEL shall be illuminated internally or by spotlight.

117.315.1.9. Height.

117.315.1.9.1. The height of a GROUND SIGN shall be measured from the adjacent ground level exclusive of any mounding solely for the purpose of locating the SIGN to the highest point of the SIGN, including decorative embellishments. **[Amended 6-10-92 by Ord. No. 212]**

117.315.1.9.2. The top of a WALL SIGN or GRAPHIC SIGN shall be no higher than the maximum permitted height of the BUILDING upon which it is affixed.

117.315.1.9.3. The height of a POLITICAL SIGN shall not project higher than four (4) feet, as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher. **[Added 3-28-13 by Ord. No. 386]**

117.315.1.10. Calculating area of SIGN. The area of the SIGN FACE shall be calculated using one of the following methods:

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117.315.1.10.1. In the case of GROUND, WALL, MARQUEE, ARCADE SIGNS or POLITICAL SIGNS, the SIGN FACE shall consist of the entire surface area of the SIGN on which copy could be placed. The area of the SIGN does not include the supporting STRUCTURE or bracing unless said STRUCTURE is made part of the SIGN'S message.

Where a SIGN has two (2) display faces back to back, the area of only one (1) face shall be considered the SIGN FACE AREA. Where a SIGN has more than one (1) display face, all areas which can be viewed simultaneously shall be considered the SIGN FACE area. **[Amended 6-10-92 by Ord. No. 212; Amended 3-28-13 by Ord. No. 386]**

117.315.1.10.2. In the case of a SIGN whose message is applied to a background which provides no border or frame, the SIGN FACE area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems, and other elements of the SIGN message.

117.315.1.11. A SIGN shall not be mounted on a roof.

117.315.1.12. No SIGNS shall be permitted in the side or rear BUFFERYARD.

117.315.1.13. All SIGNS, other than BILLBOARDS Temporary Development SIGNS and POLITICAL SIGNS, shall be located on the property containing the land use identified by the SIGN. **[Amended 4-14-04 by Ord. No. 323.]**

117.315.1.14. SIGNS may be illuminated in the following ways.

117.315.1.14.1. General: the SIGN itself neither is lighted internally nor has an external source of light specifically directed at it. Rather, the SIGN depends on the general illumination of the area (e.g., parking lot, traffic or pedestrian areas) for illumination.

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117.315.1.14.2. Internal: the SIGN is made of translucent material with internal lights.

117.315.1.14.3. Spot light: the SIGN is lighted by spotlights specifically directed at it.

117.315.1.15. SIGNS in excess of thirty (30) square feet in area, as well as their structural supports, shall be made of non-combustible materials, meaning those materials which will not ignite or deform at temperatures below twelve hundred (1,200) degrees Fahrenheit.

117.315.1.16. Every SIGN shall be designed and anchored to withstand a steady horizontal wind pressure of at least eighty (80) miles per hour regardless of the direction of air movement. No loads except those of the SIGN itself plus normal snow and ice loads shall be placed on the supports of the SIGN.

117.315.1.17. No SIGN shall be located so as to block doors, fire escapes, operable windows or ACCESS to them; nor shall a SIGN be attached to a fire escape. No SIGN shall by reason of location or message content create a traffic hazard by obstructing sight distances or confusing motorists.

117.315.1.18. Maintenance and Inspection. All SIGNS must be constructed of a durable material and maintained in good condition. Any SIGN found to be in an unsafe condition upon inspection shall be declared to be unsafe and the ZONING ADMINISTRATOR shall give notice to the owner in writing to repair or remove the SIGN within ten (10) days. Upon failure of the owner to comply, the TOWNSHIP shall remove the SIGN at the owner's expense.

117.315.1.19. Removal of SIGNS. Whenever any business is discontinued or vacated, all SIGNS relating to the discontinued or vacated business shall be removed within thirty (30) days of the vacation or discontinuation of the business. Upon failure of the owner to comply, the TOWNSHIP shall remove the SIGN at the owner's expense.

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117.315.1.20. Expiration of SIGN permit. Any permit issued by the ZONING ADMINISTRATOR for erection, alteration, replacement or relocation of any SIGN shall expire automatically within six (6) months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued.

117.315.1.21. No SIGNS are permitted on vehicles except those that are painted on or securely affixed to a vehicle regularly and customarily used to transport persons, equipment or material, which sign remains in place when the vehicle is moving as well as when it is parked. **[Added 6-10-92 by Ord. No. 212]**

117.315.1.22. Temporary Signs on Township Property Limited. No person, other than the TOWNSHIP itself, may affix any POLITICAL SIGN OR TEMPORARY SPECIAL EVENT DISPLAY on the grounds of any TOWNSHIP owned property, unless the sign is in connection with a special event or election to be held/conducted on TOWNSHIP property hosting the event on the date of the event, in which case each event or candidate will be able to erect one such temporary sign which sign shall not be affixed in any way to Township structures. For the purpose of this Section, the day of the event shall include a period 24 hours in advance of and after the event. **[Added 3-28-13 by Ord. No. 386]**

117.315.2. Permitted SIGNS. The following types of SIGNS are permitted in the designated ZONING DISTRICTS (See Addendum C for permitted location of SIGNS):

<u>ZONING DISTRICT</u>	<u>Permitted SIGNS</u>
All ZONING DISTRICTS	BULLETIN SIGN (§117.315.3.1) REAL ESTATE SALE SIGN (§117.315.3.2) TEMPORARY DEVELOPMENT SIGN §117.315.3.3) TEMPORARY CONSTRUCTION SIGN §117.315.3.4) PUBLIC and SEMIPUBLIC TEMPORARY SPECIAL EVENT DISPLAY SIGN (§117.315.3.5) HOME OCCUPATION SIGN (§117.315.3.6) POLITICAL SIGN (§117.315.3.9) DIRECTIONAL SIGN (§117.315.3.7) AG, LDR, MDR, VLD, MXU, RESIDENTIAL IDENTIFICATION SIGN UC, UD (Residential(§117.315.4.1)USES Only) [Amended 3-28-13 by Ord. No. 386]

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<u>ZONING DISTRICT</u>	<u>Permitted SIGNS</u>
ALL ZONING DISTRICTS (Commercial and Industrial USES only)	BUSINESS IDENTIFICATION SIGN (§117.315.5.1) WALL SIGN (§117.315.5.1.1) GROUND SIGN (§117.315.5.1.2) POLE SIGN (§117.315.5.1.3) GRAPHIC SIGN (§117.315.5.1.4) MARQUEE SIGN (§117.315.5.1.5) HIGHWAY SIGN (§117.315.5.2) DEVELOPMENT SIGN (§117.315.5.3) TEMPORARY SPECIAL EVENT DISPLAY SIGN (§117.315.3.5) ARCADE SIGN (§117.315.5.5) SITE DIRECTORY (§117.315.5.6)

117.315.3. Requirements for SIGNS authorized in all ZONING DISTRICTS, in addition to general regulations in Section 117.315.1.

117.315.3.1. BULLETIN SIGN. One (1) BULLETIN SIGN which shall not exceed twenty-four (24) square feet in surface area shall be permitted in connection with any school, CHURCH, library or other PUBLIC or SEMIPUBLIC BUILDING. A BULLETIN SIGN may be generally illuminated, spotlighted or internally illuminated.

117.315.3.2. REAL ESTATE SALE SIGN. One (1) generally illuminated REAL ESTATE SALE SIGN shall be permitted on each LOT, provided that the SIGN shall not exceed six (6) feet in height. The REAL ESTATE SALE SIGN shall not exceed six (6) square feet in surface area when located in any AG, LDR, MDR, or VLD ZONING DISTRICT and shall not exceed thirty-two (32) square feet in surface area when located in any MXU, BPK, LI, or HI ZONING DISTRICT. Such SIGN shall be removed within thirty (30) days of the sale or rental of the property on which it is located. **[Amended 1-11-06 by Ord. No. 332]**

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117.315.3.3. TEMPORARY DEVELOPMENT SIGN. One (1) generally illuminated TEMPORARY DEVELOPMENT SIGN shall be permitted on each LOT, provided that the SIGN shall not exceed six (6) feet in height. The TEMPORARY DEVELOPMENT SIGN shall not exceed twelve (12) square feet in surface area when located in any AG, LDR, MDR, or VLD ZONING DISTRICT and shall not exceed thirty-two (32) square feet in surface area when located in any MXU, BPK, LI or HI ZONING DISTRICT. Such SIGN shall be removed within thirty (30) days of the sale or rental of the last LOT or completion of the proposed construction in the development. **[Amended 1-11-06 by Ord. No. 332]**

117.315.3.4. TEMPORARY CONSTRUCTION SIGN. One (1) generally illuminated TEMPORARY CONSTRUCTION SIGN shall be permitted on each LOT, provide that the SIGN shall not exceed twelve (12) square feet in surface area. The TEMPORARY CONSTRUCTION SIGN shall not exceed four (4) feet in height in any AG, LDR, MDR, or VLD ZONING DISTRICT and shall not exceed six (6) feet in height when located in any MXU, BPK, LI or HI ZONING DISTRICT. Such SIGN shall be removed immediately upon completion of the work. **[Amended 1-11-06 by Ord. No. 332]**

117.315.3.5. TEMPORARY SPECIAL EVENT DISPLAY SIGN. One (1) generally illuminated TEMPORARY SPECIAL EVENT DISPLAY SIGN shall be permitted to be attached to the face of a PUBIC or SEMIPUBLIC BUILDING, provided that the SIGN shall not exceed forty (40) square feet and provided the SIGN is displayed for a period no longer than thirty (30) days and shall be removed within five (5) days following the event that it is erected to promote. No TEMPORARY SPECIAL EVENT DISPLAY shall be permitted to be placed in or over a PUBLIC right-of-way or sidewalk.

117.315.3.6. HOME OCCUPATIONAL SIGN. One (1) generally illuminated HOME OCCUPATION SIGN shall be permitted for an approved HOME OCCUPATION, provided the height shall not exceed six (6) feet and provided that the surface area shall not exceed two (2) square feet. The SIGN shall contain only the name, address and occupation of the resident and shall not contain any logo or other advertising.

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117.315.3.7. DIRECTIONAL SIGN.

117.315.3.7.1. On any LOT which contains two (2) or more multifamily BUILDINGS or non-residential BUILDINGS and/or any LOT which provides more than one hundred (100) parking spaces, DIRECTIONAL SIGNS shall be permitted provided that the surface area of any one SIGN shall not exceed four (4) square feet and the height of any SIGN shall not exceed three (3) feet.

117.315.3.7.2. On LOTS with LOT AREAS of less than one (1) acre, a maximum of two (2) generally illuminated or spotlighted DIRECTIONAL SIGNS shall be permitted. On LOTS with LOT AREAS of one (1) acre but not more than two (2) acres, a maximum of four (4) generally illuminated or spotlighted DIRECTIONAL SIGNS shall be permitted on the first acre. For each additional acre or fraction thereof over two (2) acres, one (1) additional DIRECTIONAL SIGN shall be permitted. The surface area of any one SIGN shall not exceed four (4) square feet and the height of any SIGN shall not exceed three (3) feet.

117.315.3.8. TEMPORARY DEVELOPMENT DIRECTIONAL SIGN. Temporary SIGNS providing directional arrows to a RESIDENTIAL PLANNED DEVELOPMENT or MAJOR RESIDENTIAL SUBDIVISION. The SIGN shall not exceed two (2) square feet in surface area, exceed three (3) feet in height from the top of the SIGN to adjacent ground level and only display the name of the DEVELOPMENT. Each DEVELOPMENT cannot exceed a total of three (3) SIGNS anywhere in the TOWNSHIP. **[Added 4-14-04 by Ord. No. 323]**

117.315.3.9. POLITICAL SIGN. Political Signs shall be permitted in all ZONING DISTRICTS, provided that the SIGN FACE AREA of any sign shall not exceed sixteen (16) square feet and the signs do not obstruct visibility or pose a hazard to vehicular traffic due to their placement along a road or intersection or otherwise conflict with any applicable provision of this Code. Such signs shall not be illuminated in any manner. **[Added 3-28-13 by Ord. No. 386]**

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117.315.4. Requirements for SIGNS permitted in conjunction with authorized residential USES in the AG, LDR, MDR, VLD, MXU, UC, or UD ZONING DISTRICT, in addition to general regulations in Section 117.318.1.

117.315.4.1. RESIDENTIAL IDENTIFICATION SIGN. One (1) generally illuminated or spotlighted RESIDENTIAL IDENTIFICATION SIGN shall be permitted as a WALL SIGN on a multifamily residential BUILDING or as a GROUND SIGN at the entrance to any PLANNED RESIDENTIAL DEVELOPMENT, provided the surface area of the SIGN shall not exceed twelve (12) square feet. The maximum height of a GROUND SIGN shall be four (4) feet. Such SIGNS shall not be located in a PUBLIC right-of-way unless the TOWNSHIP approves their location in an approved landscaped traffic island within a PUBLIC right-of-way, subject to an agreement that the island will be maintained by the DEVELOPER or a Homeowners' Association. **[Amended 6-10-92 by Ord. No. 212]**

117.315.5. Requirements for SIGNS permitted in conjunction with authorized commercial or industrial USES in all ZONING DISTRICTS, in addition to general regulations in Section 117.318.1.

117.315.5.1. BUSINESS IDENTIFICATION SIGNS.

117.315.5.1.1. WALL SIGN. Each commercial or industrial BUILDING shall be permitted to have WALL SIGNS which may be generally illuminated, spotlighted or internally illuminated. The aggregate area of all WALL SIGNS shall not exceed two (2) square feet for each lineal foot of width of the front wall of the BUILDING, or portion of the BUILDING, occupied by the business or a maximum of one hundred (100) square feet, whichever is less. For multiple story BUILDINGS, WALL SIGNS shall only be permitted on the ground floor and the aggregate area of the WALL SIGNS shall be calculated utilizing the width of the front wall of the ground floor only.

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117.315.5.1.2. GROUND SIGN. In addition to the authorized WALL SIGNS, one (1) GROUND SIGN shall be permitted per LOT, regardless of the number of businesses on the LOT, provided that: **[Amended 6-10-92 by Ord. No. 212]**

117.315.5.1.2.1. No POLE SIGN exists or is proposed to be erected on the LOT; **[Amended 6-10-92 by Ord. No. 212]**

117.315.5.1.2.2. The maximum surface area of the SIGN shall not exceed sixty-four (64) square feet in the BPK, LI and HI ZONING DISTRICTS and twenty-four (24) square feet in all other ZONING DISTRICTS;

117.315.5.1.2.3. The height and location of the SIGN shall be designed so as not to interfere with visibility for vehicular traffic entering or leaving the LOT or traveling on any STREET and in no case shall the total height exceed six (6) feet;

117.315.5.1.2.4. GROUND SIGNS may be generally illuminated, internally illuminated or spotlighted. **[Amended 8-23-99 by Ord. No. 285]**

117.315.5.1.2.5. All GROUND SIGNS shall be located at least twenty-five (25) feet from any property line, except where property abuts on a PUBLIC right-of-way, the GROUND SIGN shall be set back at least twenty-five (25) feet from the right-of-way.

117.315.5.1.3. POLE SIGN. In addition to the authorized WALL SIGNS, one (1) POLE SIGN shall be permitted per LOT, regardless of the number of businesses on the LOT, provided that: **[Amended 6-10-92 by Ord. No. 212]**

117.315.5.1.3.1. No POLE SIGN shall be permitted on any property in the AG, LDR, MDR, VLD, or BPK DISTRICT; **[Amended 1-11-06 by Ord. No. 332]**

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117.315.5.1.3.2. No GROUND SIGN exists or is proposed to be erected on the LOT; **[Amended 6-10-92 by Ord. No. 212]**

117.315.5.1.3.3. The POLE SIGN may be generally illuminated, internally illuminated, or spotlighted;

117.315.5.1.3.4. The maximum height of the top of the POLE SIGN shall be twenty (20) feet from the adjacent ground level and the bottom of the POLE SIGN shall be eight (8) feet from the adjacent ground level;

117.315.5.1.3.5. In the MXU, LI and HI ZONING DISTRICT, the maximum surface area for POLE SIGNS shall not exceed forty (40) square feet if there is only one (1) business on the LOT and shall not exceed sixty-four (64) square feet if there is more than one (1) business on the LOT; **[Amended 6-10-92 by Ord. No. 212]**

117.315.5.1.3.6. No portion of any POLE SIGN shall project over any PUBLIC right-of-way;

117.315.5.1.3.7. All POLE SIGNS shall be set back at least twenty-five (25) feet from every property line, except where property abuts on a PUBLIC right-of-way, the SIGN shall be set back at least twenty-five (25) feet from the right-of-way.

117.315.5.1.4. GRAPHIC SIGN. Each commercial and industrial BUILDING shall be permitted to have GRAPHIC SIGNS with an area equal to the total area permitted for other BUSINESS IDENTIFICATION SIGNS, provided that the area of other BUSINESS IDENTIFICATION SIGNS to which the USE is entitled is reduced. The area of the GRAPHIC SIGN shall be equal to the reduction in area of other BUSINESS IDENTIFICATION SIGNS. GRAPHIC SIGNS shall be generally illuminated or spotlighted only.

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117.315.5.1.5. MARQUEE SIGN. Theaters, museums, AUDITORIUMS, and fairgrounds shall be permitted MARQUEE SIGNS with an area equal to the total area permitted for BUSINESS IDENTIFICATION SIGNS, provided that the area of other BUSINESS IDENTIFICATION SIGNS to which the USE is entitled is reduced. The area of the MARQUEE SIGNS shall be equal to the reduction in area of other BUSINESS IDENTIFICATION SIGNS. MARQUEE SIGNS shall be generally illuminated, spotlighted or internally illuminated.

117.315.5.2. HIGHWAY SIGN.

117.315.5.2.1. Each LOT which has a minimum of five hundred (500) feet of frontage on an EXPRESSWAY, as designated by this ORDINANCE, shall be permitted one (1) HIGHWAY SIGN, in addition to any other SIGNS which may be permitted by this section.

117.315.5.2.2. A HIGHWAY SIGN shall be a GROUND SIGN and shall be no more than fifty (50) square feet in area for each two hundred and fifty (250) feet of Expressway frontage, or thereof, of the LOT on which it is to be located. A HIGHWAY SIGN shall be no higher than six (6) feet in height from adjacent ground level, except when the total area of the HIGHWAY SIGN is more than one hundred (100) square feet, it may be no more than ten (10) feet in height. HIGHWAY SIGNS may be generally illuminated or spotlighted. **[Amended 6-10-92 by Ord. No. 212; Amended 8-23-99 by Ord. No. 285; Amended 1-9-02 by Ord. No. 302]**

117.315.5.2.3. When more than one (1) LOT is to be subdivided or developed as part of a larger LAND DEVELOPMENT, there shall be permitted to that DEVELOPMENT either:

117.315.5.2.3.1. No more than one (1) HIGHWAY SIGN for each Expressway upon which the DEVELOPMENT fronts.

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117.315.5.2.3.2. One (1) SIGN for each two hundred and fifty (250) feet of frontage on an Expressway, provided that the combined SIGN FACE area thereof shall not exceed the total SIGN FACE area which would otherwise be permitted by this section.

117.315.5.3. DEVELOPMENT SIGN.

117.315.5.3.1. When a DEVELOPMENT has in excess of six hundred (600) feet of frontage on a COLLECTOR or ARTERIAL ROAD and consists of more than ten (10) acres, one (1) DEVELOPMENT SIGN shall be permitted at each point where the DEVELOPMENT takes ACCESS to the COLLECTOR or ARTERIAL ROAD. If the DEVELOPMENT has in excess of six hundred (600) feet of frontage and consists of more than five (5) but less than ten (10) acres taking ACCESS from a COLLECTOR or ARTERIAL ROAD, one (1) DEVELOPMENT SIGN shall be permitted for each COLLECTOR or ARTERIAL ROAD upon which it fronts.

117.315.5.3.2. A DEVELOPMENT SIGN shall be no more than six (6) feet in height from the adjacent ground level, except when the total area of the DEVELOPMENT SIGN is over one hundred (100) square feet, it may be no more than ten (10) feet in height from the adjacent ground level.

117.315.5.3.3. DEVELOPMENT SIGNS may be generally illuminated, spotlighted or internally illuminated. **[Amended 6-10-92 by Ord. No. 212; Amended 12-9-92 by Ord. No. 214]**

117.315.5.3.4. The standards below shall apply to all DEVELOPMENT SIGNS:

Type of LIGHTING

Maximum SIGN FACE Area

General

Eighty (80) square feet plus ten (10) square feet for every one hundred (100) feet of frontage on a COLLECTOR or ARTERIAL ROAD over six hundred (600) feet of frontage.

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Type of LIGHTING

Maximum SIGN FACE Area

Spot light

Sixty (60) square feet plus eight (8) square feet for every one hundred (100) feet of frontage on a COLLECTOR or ARTERIAL ROAD over six hundred (600) feet of frontage.

Internal

Forty (40) square feet plus five (5) square feet for every one hundred (100) feet of frontage on a COLLECTOR or ARTERIAL ROAD over six hundred (600) feet of frontage.

117.315.5.4. TEMPORARY SPECIAL EVENT DISPLAY. TEMPORARY SPECIAL EVENT DISPLAYS shall be permitted provided that:

117.315.5.4.1. No more than two (2) SIGNS shall be permitted on any establishment at any one time;

117.315.5.4.2. The TEMPORARY SPECIAL EVENT DISPLAY SIGNS shall be securely attached to the BUILDING or to the supporting STRUCTURE of a POLE BUSINESS IDENTIFICATION SIGN; **[Amended 6-10-92 by Ord. No. 212]**

117.315.5.4.3. TEMPORARY SPECIAL EVENT DISPLAY SIGNS shall not be permitted in any LDR or MDR ZONING DISTRICT;

117.315.5.4.4. TEMPORARY SPECIAL EVENT DISPLAY SIGNS shall be displayed for a period not exceeding thirty (30) days, either consecutively or cumulatively, in any twelve (12) month period;

117.315.5.4.5. TEMPORARY SPECIAL EVENT DISPLAY SIGNS shall be illuminated by means of general lighting only.

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117.315.5.5. ARCADE SIGN. In SHOPPING CENTERS and office complexes which contain three (3) or more businesses and have pedestrian accessways covered by a roof, MARQUEE or exterior arcade, one (1) generally illuminated ARCADE SIGN shall be permitted per business in the SHOPPING CENTER, provided the maximum surface area of each SIGN shall not exceed eight (8) square feet, in addition to other SIGNS permitted by this ORDINANCE.

117.315.5.6. SITE DIRECTORY. In planned office and industrial parks which contain five (5) or more businesses, SITE DIRECTORIES shall be permitted near the entrance(s) to the development in a dedicated paved pull-off area. The maximum height of any SITE DIRECTORY shall be ten (10) feet from adjacent ground level and the maximum surface area shall not exceed fifty (50) square feet. SITE DIRECTORIES shall be generally illuminated, spotlighted, or internally illuminated. SITE DIRECTORIES shall be permitted in addition to other SIGNS permitted by this ORDINANCE.

117.315.5.7. BILLBOARDS.

BILLBOARDS are permitted by CONDITIONAL USE procedure (Article VI) in the LI ZONING DISTRICT. BILLBOARDS are not permitted in any other ZONING DISTRICT.

117.316. General Provisions for ACCESSORY USES and STRUCTURES.

117.316.1. Permitted ACCESSORY USES. ACCESSORY USES permitted by this ORDINANCE are listed in the Summary Table of Authorized Uses, Section 117.402. ACCESSORY USES which are not specifically listed in this Table shall not be permitted in the TOWNSHIP.

117.316.2. Location of ACCESSORY STRUCTURES and USES. The following standards shall apply unless otherwise specified in this ORDINANCE:

117.316.2.1. ACCESSORY STRUCTURES and USES, with the exception of authorized SIGNS and FENCES, shall not be located in the required FRONT YARD or SIDE YARD of any LOT in any ZONING DISTRICT.

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117.316.2.2. ACCESSORY STRUCTURES and USES shall be permitted in a required REAR YARD, provided they are located no closer than ten (10) feet to any property line.

117.316.2.3. ACCESSORY STRUCTURES shall not cover more than thirty (30) percent of the required REAR YARD area; pools, tennis courts, patios and similar open air facilities shall be excluded from this coverage limitation provided the required on-lot impervious surface ratio is not exceeded.

117.316.2.4. ACCESSORY STRUCTURES and USES shall not be located within a required BUFFERYARD, except FENCES or walls as regulated herein.

117.316.3. USE limitations. All ACCESSORY STRUCTURES and USES shall comply with the USE limitations applicable in the ZONING DISTRICT in which they are located and with the following additional USE limitations:

117.316.3.1. No ACCESSORY STRUCTURE shall be constructed and occupied on any LOT prior to the time of the completion of the construction of the PRINCIPAL STRUCTURE to which it is considered accessory.

117.317. Express Standards and Criteria for ACCESSORY USES and STRUCTURES.

117.317.1. FENCES and walls

117.317.1.1. FENCES and Walls Accessory to Residential USE. The following FENCES and walls may be erected as an ACCESSORY STRUCTURE to a residential USE:

117.317.1.1.1. FRONT YARDS

117.317.1.1.1.1. Split rail, chain link and any other FENCE with fifty (50) percent or less of the surface area being opaque, not exceeding five (5) feet in height.

117.317.1.1.1.2. Masonry wall or FENCE with fifty (50) percent or more of the surface area being opaque, not exceeding three (3) feet in height.

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117.317.1.1.2. SIDE and REAR YARDS

1.317.1.1.2.1. Masonry or concrete wall, not exceeding three (3) feet in height.

1.317.1.1.2.2. Any other type of FENCE, not exceeding six (6) feet in height.

1.317.1.1.2.3. Security FENCE for a swimming pool, not exceeding eight (8) feet in height.

117.317.1.1.3. Barbed wire FENCES shall not be permitted in conjunction with a residential USE.

117.317.1.2. FENCES and Walls Accessory to a Non-residential USE. The following FENCES and walls may be erected as an ACCESSORY STRUCTURE to a non-residential USE in any YARD:

117.317.1.2.1. Masonry or concrete wall, not exceeding three (3) feet in height.

117.317.1.2.2. FENCES with fifty (50) percent or less of the surface area being opaque, not exceeding eight (8) feet in height.

117.317.1.2.3. FENCES with more than fifty (50) percent of the surface area being opaque, not exceeding six (6) feet in height.

117.317.1.3. General Requirements for FENCES and Walls

117.317.1.3.1. No FENCE in any district shall be erected in such a manner so as to obstruct visibility as a street or driveway intersection. **[Amended 8-9-95 by Ord. No. 243]**

117.317.1.3.2. FENCES for public or private tennis courts and similar outdoor recreational facilities may be erected up to ten (10) feet in height, if constructed of a chain link material.

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117.317.1.3.3. A retaining wall of any height may be erected along any property line or in any required YARD where it is needed to prevent a landslide or other hazardous condition.

117.317.1.3.4. FENCES located along a property boundary should be set back a minimum of twelve (12) inches from the property line. **[Amended 1-9-02 by Ord. No. 302]**

117.317.1.3.5. The owner of any FENCE or wall shall be responsible for maintaining it in good repair. If a FENCE or wall is not being properly maintained, the ZONING ADMINISTRATOR shall give written notice to the owner to repair or remove the FENCE or wall within the time period stipulated by the notice. Failure to comply with the order shall be considered a violation of this ORDINANCE.

117.317.2. Swimming Pools. Swimming pools shall be permitted in all ZONING DISTRICTS subject to the following requirements:

117.317.2.1. In residential areas, pools and accessory deck areas shall be erected only in a REAR YARD, provided that they are no closer than ten (10) feet to any LOT line.

117.317.2.1.1. Patios for in-ground pools may be located within one foot (1') of any property line in the rear yard. **[Added 2-12-03 by Ord. No. 310]**

117.317.2.2. In-ground pools, in all ZONING DISTRICTS shall be enclosed by a FENCE, constituting a barrier to small children, at least four (4) feet in height and equipped with a gate and a lock. Fencing for a pool shall comply with the requirements of Section 117.317.1 of this ORDINANCE.

117.317.2.3. Above-ground pools in all ZONING DISTRICTS having vertical walls over four (4) feet above ground level and removable steps are not required to be fenced, provided the owner shall remove said steps when the pool is not in use to prevent access by small children. All other above-ground swimming pools shall be fenced in accordance with the requirements of Section 117.317.1 of this ORDINANCE.

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117.317.2.4. Outdoor LIGHTING, if any, shall be shielded and/or reflected away from adjoining properties so that no direct beam of light, but only diffuse or reflected light, enters adjoining properties.

117.317.3. **Added 06-13-07 by Ord. No. 343; Repealed 01-12-11 by Ord. 370]**

117.317.4. Dumpsters **[Amended 12-9-92 by Ord. No.214]**

117.317.4.1. All dumpsters and trash receptacles shall be enclosed with a trash enclosure that has opaque walls with a self-closing gate.

117.317.4.2. The exterior facade of all enclosures should be constructed of the same materials as the principal structure on the lot or an approved material.

117.317.4.3. All enclosures shall be located on a six (6) inch thick concrete pad that extends two (2) feet from the front of the enclosure.

117.317.5. CONSTRUCTION SHEDS or TRAILERS. CONSTRUCTION SHEDS or TRAILERS shall be permitted in any district of the TOWNSHIP subject to the following restrictions:

117.317.5.1. Such CONSTRUCTION TRAILERS and CONSTRUCTION SHEDS shall be located on the LOT on which CONSTRUCTION is progressing and shall not be located within twenty-five (25) feet of the boundary line of any ABUTTING residential LOT;

117.317.5.2. Such CONSTRUCTION TRAILERS and CONSTRUCTION SHEDS shall be used only as temporary field offices and for storage of incidental equipment and supplies, and not for any DWELLING USE whatsoever;

117.317.5.3. No combustible materials shall be stored in the CONSTRUCTION TRAILER or CONSTRUCTION SHED;

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117.317.5.4. ALL CONSTRUCTION TRAILERS or CONSTRUCTION SHEDS shall have at least ten (10) feet on all sides for clearance. Two or more CONSTRUCTION TRAILERS can be joined for passage from trailer to trailer;

117.317.5.5. Such CONSTRUCTION TRAILERS shall not be moved to or CONSTRUCTION SHEDS erected on a construction site until the date on or after which CONSTRUCTION actually commences and shall be removed from such site within thirty (30) days after completion of CONSTRUCTION. If CONSTRUCTION is interrupted and ceases for more than sixty (60) days, the CONSTRUCTION TRAILER shall be removed until actual CONSTRUCTION commences again; and

117.317.5.6. All aspects of the installation, operation and condition of the CONSTRUCTION SHED or TRAILER must be in compliance with ORDINANCE No. 190 (Adopted November 1989) and all fees paid prior to said installation.

117.317.6. **[Added 1-15-97 by Ord. No. 254]** STORAGE SHEDS shall be permitted in all ZONING DISTRICTS subject to the following requirements:

117.317.6.1. STORAGE SHEDS with a gross FLOOR AREA no more than 120 square feet are not closer than five (5) feet to any LOT LINE; and

117.317.6.2. STORAGE SHEDS with a gross FLOOR AREA between 121 and 340 square feet are not closer than ten (10) feet to any LOT LINE. **[Amended 1-9-02 by Ord. No. 302]**

117.317.7. DECKS and PATIOS **[Added 2-12-03 by Ord. No. 310]**

117.317.7.1. DECKS shall be permitted in all zoning districts only in the side or rear yards provided they are no closer than ten feet (10') to any lot line.

117.317.7.2. PATIOS shall be permitted in the front yard provided they comply with the minimum required front yard setback for the zoning district in which it is located.

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117.318. MIXED USES. MIXED USES on LOTS or in STRUCTURES are not permitted, except as follows. **[Amended 3-23-98 by Ord. No. 260]**

117.318.1. A BUSINESS or PROFESSIONAL OFFICE, or a SMALL RETAIL store may be conducted on the first floor of a SINGLE FAMILY DWELLING in the VLD District.

117.318.2. MIXED USES are permitted where specifically authorized within PLANNED DEVELOPMENTS.

117.318.3. A COMMUNICATIONS FACILITY may share a SITE or LOT with any USE permitted in the HI District subject to the express standards and criteria of Section 117.604.52 "Utility and Broadcasting Stations or Towers."

117.319. FLAG POLE. [Added 2-12-92 by Ord. No. 209]

117.319.1. The flagpole shall maintain a width of at least fifty (50) feet at the point of abutment to a PUBLIC STREET and throughout its length.

117.319.2. The flagpole shall not be included in calculating the LOT AREA and shall remain free of STRUCTURES.

117.319.3. FRONT YARDS for FLAG POLES must not include the flagpole, and must abut the REAR YARD of the LOT which fronts on a STREET.

117.320. KEEPING OF CHICKENS. [Added 8-14-13 by Ord. No. 389]

The keeping of CHICKENS shall be allowed by right as an accessory use incidental to the permitted principal use in the following districts: Agricultural (AG), Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use (MXU), and Village District (VLD) zoning districts provided the following conditions are met:

117.320.1. No person shall keep or maintain a ROOSTER in Findlay Township in any zoning district other than the Agricultural (AG) zoning district.

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117.320.2. All CHICKENS shall be housed in a roofed coop that is stationary, secure, and enclosed in a way that contains the chickens.

117.320.3. A CHICKEN COOP may be an existing structure, if it meets applicable setback requirements and the requirements of this ordinance, or a new structure if zoning and building permits are obtained.

117.320.4. The CHICKEN COOP shall not be within 10 feet of any DWELLING.

117.320.5. The CHICKEN COOP shall be setback a minimum of 10 feet from any LOT LINE.

117.320.6. The minimum CHICKEN COOP size shall be three (3) square feet per CHICKEN. The maximum overall coop size shall not exceed 30 square feet. This provision does not apply in the Agricultural (AG) district.

117.320.7. A person or household shall not erect or maintain more than one CHICKEN COOP on their property. This provision does not apply in the Agricultural (AG) district.

117.320.8. A CHICKEN COOP is prohibited from being located in the front or side yard of any property; a CHICKEN COOP shall be maintained only in the backyard of a property. This provision does not apply in the Agricultural (AG) district.

117.320.9. Up to ten (10) CHICKENS are allowed to reside per property in Low Density Residential (LDR), Medium Density Residential (MDR), Village (VLD), and Mixed Use (MXU) zoning districts. CHICKENS may not be kept on MULTIPLEX DWELLING properties. Chickens are not allowed within MOBILE HOME LOTS OR MOBILE HOME PARKS.

117.320.10. An outside run is permitted when attached to the CHICKEN COOP.

117.320.11. If an outside run is provided, it shall be no bigger than 10 square feet per CHICKEN and shall be enclosed in a way that contains the CHICKENS. This provision does not apply in the Agricultural (AG) district.

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117.320.12. The outside run shall not be within 10 feet of any DWELLING on an adjacent lot.

117.320.13. CHICKENS shall be kept for personal use only. The selling of CHICKENS, CHICKEN eggs, or CHICKEN manure, or the breeding of CHICKENS for commercial purposes is prohibited. This provision does not apply in the Agricultural (AG) district.

117.320.14. It shall be unlawful for the owner or owners of any CHICKENS to allow the same to run at large upon any of the common thoroughfares, sidewalks, passageways, play areas, parks, streets, alleys, or public highways or any place where people congregate or walk, or upon any public or private property without an approved coop and run in the Township. Any CHICKEN not contained within an approved CHICKEN COOP or run shall be deemed "at large." This provision shall not apply in the Agricultural (AG) district, provided, however, that CHICKENS must be contained.

117.320.15. An owner or owners of CHICKENS within the limits of the Township are hereby required to house the same at all times under sanitary conditions so that the keeping of CHICKENS shall not become either a public or private nuisance. The following provisions apply:

117.320.15.1. All CHICKEN feces accumulated on private property shall be removed by using the approved sanitary method of double bagging and placed in the trash for collection.

117.320.15.2. CHICKEN feces on private property shall not be allowed to accumulate to the degree that it becomes a public health nuisance or hazard. In cases where chicken feces does accumulate on private property, the Code Enforcement Officer or his designee may conduct an investigation, after which the accumulation may be declared a public health hazard or nuisance and that the owner shall be ordered to remove and dispose of the accumulated feces in an approved manner. The order to remove such accumulated feces shall be given personally to the owner or shall be sent

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by certified mail and the owner shall be given a period of 48 hours from the date and time of receipt of the order to clean the property and remove the accumulated feces.

117.320.16. It shall be unlawful for any person to spread, or cause to be spread or deposited upon any ground or premises within the Township, any CHICKEN manure. However, CHICKEN manure may be composted on property in the Agricultural (AG) district.

117.320.17. No person shall slaughter any CHICKEN in the Township in any other zoning district than the Agricultural (AG) district.

117.320.18. All feed water and other items associated with the keeping of chickens shall be protected in a way that prevents infestation by rats, mice, or other rodents or vectors.

117.321. BEEKEEPING [Added 8-14-13 by Ord. No. 389]

The keeping of BEES shall be prohibited, except as allowed by right as an accessory use incidental to the permitted principal use in the following districts: Agricultural (AG), Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use (MXU), and Village District (VLD) zoning districts provided the following conditions are met:

117.321.1. No more than four HIVES are allowed on LOTS of less than $\frac{1}{2}$ acre.

117.321.2. Beekeeping facilities shall be setback a minimum of 10 feet from any LOT LINE.

117.321.3. HIVE entrances shall face away from neighboring property and in such a direction that bees fly across the BEEKEEPER'S property at sufficient distance to gain a height of at least six feet at the property line. The use of barriers may be employed to redirect the BEES' flight pathway and establish BEE flight pathways above six feet. Should the flight path not be able to be obtained as described above, then a FLYWAY barrier shall be placed at least four (4) feet in height, shall be placed along the side of the HIVE(s) that contains the entrance to the HIVE(s), shall be located within five (5) feet of the HIVE(s), and shall extend at least two (2) feet on either side of the HIVE(s). A FLYWAY barrier shall consist of a

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fence, vegetation, hedge, or combination thereof, that provides for suitable flight path of bees as described above. No FLYWAY barrier is required for HIVE(s) that are located on porches or balconies at least ten (10) feet above grade.

117.321.4. Beekeeping facilities shall not be located within fifty feet of a swimming pool or permanently kenneled animal.

117.321.5. Beekeeping facilities are prohibited from being located in the front or side yard of any property; Beekeeping facilities shall be maintained only in the backyard of a property. This provision does not apply in the Agricultural (AG) district.

117.321.6. Beekeeping facilities shall be managed in such a manner as to minimize the potential occurrence of bees entering streets, sidewalks, or unauthorized properties.

117.321.7. Beekeeping facilities shall erect signs as necessary to warn persons of the presence of bees.

117.321.8. Beekeeping facilities shall at all times be in compliance with all applicable laws and regulations.

117.321.9. The Township, working with the Pennsylvania Department of Agriculture and/or any official APIARY inspector, shall have free access, ingress, and egress to and from any apiary, premises, building, or other place, public or private, in which BEES, wax, honey, HIVES, or appliances may be kept or stored. No person shall deny any such access or hinder or resist an inspection.

117.321.10. It shall be unlawful for any BEEKEEPER to keep any HIVE in such a manner as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life, or interfere with the normal use and enjoyment of the properties surrounding the property on which the bees are kept. By way of example and not of limitation, the following activities are hereby declared to be a public nuisance and are, therefore, unlawful:

117.321.10.1. Multiple BEES stinging, attacking, or otherwise molesting others, including pedestrians, bicyclists, motor vehicle passengers, or domestic animals.

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117.321.10.2. The keeping of BEES not in compliance with these Zoning provisions.

117.321.10.3. The keeping of BEES which interferes with the freedom of movement of persons in a public right-of-way.

117.321.10.4. The keeping of overcrowded, bee diseased, or abandoned HIVES.

117.321.11. BEES shall be kept for personal use only. The selling of BEES or BEE products for commercial purposes is prohibited. This provision shall not apply in the Agricultural (AG) district.

117.321.12. The Beekeeping Zoning provisions shall not apply to the keeping of BEES within an educational institution for study or observation, or within a physician's office or laboratory for medical research, treatment, or other scientific purposes.

117.322. KEEPING OF RABBITS [Added 8-14-13 by Ord. No. 389]

The keeping of rabbits for personal use shall be allowed by right as an accessory use incidental to the permitted principal use in the following districts: Agricultural (AG), Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use (MXU), and Village District (VLD) zoning districts provided the following conditions are met:

117.322.1. No person or household shall maintain more than three (3) RABBITS in any zoning district other than the Agricultural (AG) district. If kept outside, RABBITS must be kept in an enclosure, no part of which is within ten (10) feet of any property line.

117.322.2. All enclosures in which any RABBITS referred to in this section are kept, must be maintained in a sanitary manner, and be regularly cleaned, in order to prevent any accumulation of manure or offal.

117.322.3. RABBITS shall be kept for personal use only. The selling of RABBITS or RABBIT products for commercial purposes is prohibited. This provision shall not apply in the Agricultural (AG) and Heavy Industrial (HI) districts where RABBITRY is allowed as a conditional use.

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117.323. STABLING OF HORSES [Added 8-14-13 by Ord. No. 389]

The stabling of horses shall be prohibited, except as allowed by right as an accessory use in the Agricultural (AG) district and by conditional use in Low Density Residential (LDR) and Medium Density Residential (MDR) zoning districts provided the following conditions are met:

117.323.1. A stable shall be permitted on a tract of land containing not less than five (5) acres. Not more than two (2) horses shall be maintained on the first five (5) acres of land and not more than one (1) additional horse shall be maintained for each additional acre of land in excess of five (5) acres.

117.323.2. A stable shall be for personal use of the LANDOWNER or occupant of the tract of land and shall not involve rental, boarding or any other profit-making activity.

117.323.3. In no instance, shall the stable be closer than one hundred (100) feet to a DWELLING used for human habitation, other than the LANDOWNER'S or occupant'S DWELLING.

117.323.4. Adequate land area with favorable slope shall be available on the tract for grazing and exercising the horses.

117.323.5. The LANDOWNER or occupant shall be responsible for collecting and disposing of litter and droppings from the animals in such a way as to prohibit the presence of fly larvae or objectionable odors.

117.323.6. The SUPERVISORS may impose restrictions upon ACCESS to the facility, storage of vehicles or materials on the premises, hours of operation and such other matters as they deem necessary to insure that there is no adverse impact upon the functioning of the district or adjacent PARCELS.

117.323.7. Outdoor LIGHTING, if any, shall be shielded and/or reflected away from adjoining properties so that no direct beam of light, but only diffuse or reflected light, enters adjoining properties.

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117.324. KEEPING OF POULTRY, EXCLUDING CHICKENS [Added 8-14-13 by Ord. No. 389]

The keeping of other POULTRY, excluding CHICKENS, shall be prohibited, except as allowed by right as an accessory use in the Agricultural (AG) district, Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use (MXU), and Village District (VLD) zoning districts provided the following conditions are met:

117.324.1. POULTRY, excluding CHICKENS, may only be kept on LOTS greater than one (1) acre.

117.324.2. No person or household shall maintain more than three (3) POULTRY, excluding CHICKENS, in any zoning district other than the Agricultural (AG) district.

117.324.3. POULTRY feces on private property shall not be allowed to accumulate to the degree that it becomes a public health nuisance or hazard. In cases where POULTRY feces does accumulate on private property, the Code Enforcement Officer or his designee may conduct an investigation, after which the accumulation may be declared a public health hazard or nuisance and that the owner shall be ordered to remove and dispose of the accumulated feces in an approved manner. The order to remove such accumulated feces shall be given personally to the owner or shall be sent by certified mail and the owner shall be given a period of 48 hours from the date and time of receipt of the order to clean the property and remove the accumulated feces.

117.324.4. No turkeys shall be kept in any zoning district other than the Agricultural (AG) district.

117.324.5. POULTRY shall be kept for personal use only. The selling of POULTRY products for commercial purposes is prohibited. This provision shall not apply in the Agricultural (AG) district.

117.325. EXOTIC ANIMALS [Added 8-14-13 by Ord. No. 389]

The keeping of EXOTIC ANIMALS shall be prohibited in all districts in Findlay Township.

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117.326. NUISANCE [Added 8-14-13 by Ord. No. 389]

The keeping of any animal in such a manner as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life, or interfere with the normal use and enjoyment of the properties surrounding the property on which the animals are kept shall be declared to be a public nuisance and, as such, is unlawful.