

**SECTION 320
General Provisions**

320.1	General regulation of lots.	320.4	Temporary construction facilities.
320.2	Nuisances prohibited.	320.5	Sewer and water facilities.
320.3	Access to the districts prohibited.	320.6	Fire protection, lighting, and utilities.

320.1 GENERAL REGULATION OF LOTS.

- A. Required Street Frontage. All lots shall front on a dedicated and improved public street or an approved private street, except as otherwise permitted for planned residential developments, in the amount required for the zoning district within which such lots are located. The required street frontage shall also apply to lots created as a result of lot splits or minor subdivisions.
- B. Required Yard and Open Space Maintained. The required yards surrounding an existing principal building, which have been counted or calculated as part of a side yard, rear yard, front yard, or other open space required by this Resolution shall not, by reason of change in ownership or otherwise, be counted or calculated to satisfy the yard or other open space requirement for any other principal building.
- C. Lot Requirements To Be Maintained. A parcel of land may be subdivided into two or more parcels provided all lots resulting from such division conform to the lot area and width requirements of the district in which such land is located. A nonconforming lot of record that is owned separately from adjoining lots on the effective date of this Resolution or an amendment adopted thereafter which affected its conformity shall not be reduced in any manner that would increase its nonconforming situation.

320.2 NUISANCES PROHIBITED.

No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this Resolution and any additional conditions and requirements prescribed, may be hazardous, noxious, or offensive due to the emission of odor, dust, smoke, fumes, cinders, gas, noise, vibration, electrical interference, refuse matters and water carried wastes, or which will interfere with adjacent landowners enjoyment of the use of their lands.

320.3 ACCESS TO THE DISTRICTS PROHIBITED.

Driveways shall not be established from a road in a residential district to land in a nonresidential district except for residential use, or from a road in a nonresidential district to land in a residential district.

320.4 TEMPORARY CONSTRUCTION FACILITIES.

Temporary construction facilities for use incidental to construction work may be erected in any zoning district herein established; however, such facilities shall be removed upon completion or abandonment of the construction work. A zoning certificate shall be obtained prior to the erection of a temporary construction facility, in compliance with the application requirements set forth in the Section 710.10. Such certificate shall be valid for a six (6) month period, after which time it may be renewed. Temporary construction facilities shall not be used for habitation.

320.5 SEWER AND WATER FACILITIES.

- A. In the absence of a public water supply, no dwelling shall be constructed unless reasonable provision is made for an adequate, dependable, pure water supply from a drilled well, cistern, or spring, in accordance with the Ohio Administrative Code Chapter 3701-28.
- B. In the absence of a sanitary sewer, sewage shall be disposed of in a manner that prevents nuisance and contamination of the water supply, and is discharged through a water-tight sewer into a septic tank in accordance with the Sanitary Code of the Summit County Combined General Health District. Such sanitary provisions shall be made prior to human occupancy of the premises.
- C. No multi-family structure shall be permitted unless served with central water and sewer facilities.

320.6 FIRE PROTECTION, LIGHTING, AND UTILITIES.

Any residential development requiring a street conforming to the Summit County Subdivision Regulations shall be equipped at all times and comply with the following:

- A. Adequate fire extinguishing equipment and fire hydrants as determined by the Fire Department, which serves that area.
- B. Adequate artificial lighting of streets which meet the standards in effect in subdivision allotments in the Township as to number, candle power, location, and type of support.

- C. All utility lines shall be placed underground. Utility easements at least 10 feet in width to accommodate the underground utility lines shall be provided on all front yards and along certain side lot lines where necessary.

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