

CHAPTER 1102

Definitions

1102.01 Word usage.

1102.02 Specifically defined words.

1102.01 WORD USAGE .

Except where specifically defined herein, all words in this Zoning Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural; the word "structure" includes the word "building," the word "lot" includes the words "plot" or "parcel;" the term "shall" is always mandatory; the words "used" or "occupied," as applied to any land or structure, shall be construed to include the words "intended, arranged or designed to be used or occupied".
(Ord. 19-011. Passed 4-22-19.)

1102.02 SPECIFICALLY DEFINED WORDS.

The following listed words are specifically defined for use in this Zoning Ordinance.

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

A

Accessory Use or Structure: A subordinate use or structure which is incidental to and in association with a principal use or structure and which is customarily required or provided for the principal use or structure.

Adult Entertainment Business: An adult bookstore, adult motion picture theater, adult drive-in motion picture theater, or an adult only entertainment establishment as herein defined.

Adult Bookstore: An establishment deriving twenty-five percent (25%) or more of its gross income from the sale or rental of, or having a majority of its stock in trade in, books, magazines or other periodicals, films, VCR tapes, or mechanical or non-mechanical devices, which constitute Adult Materials.

Adult Materials: Media, matter, or services distinguished or characterized by the emphasis on specified sexual anatomical areas or specified sexual activities. Adult materials may include any one or more of the following: books, magazines, newspapers, periodicals, pamphlets, posters, prints, pictures, photographs, slides, transparencies, figures, images, descriptions, motion picture films, video cassettes, compact discs, laser discs, DVDs, computer files or software, phonographic records, tapes, or other printed matter, visual representations, tangible devices or paraphernalia designed for use in connection with specified sexual activities, or any service capable of arousing prurient interest through sight, sound or touch.

Adult Motion Picture Theater: An enclosed motion picture theater or motion picture drive-in theater used for presenting and deriving twenty-five percent (25%) or more of its gross income from Adult Material for observation by patrons therein.

Adult Only Entertainment Establishment: An establishment which features services that constitutes Adult Material, or which features exhibitions of persons totally nude, or topless, bottomless strippers, male or female impersonators, or similar entertainment, which constitute Adult material.

Airport: Any airfield owned and operated by a governmental agency, and subject to DNL contours approved by the Federal Aviation Administration (FAA).

Airport Environs: The geographic area that is affected by the airport air traffic operations and is defined on the basis of those areas immediately impacted by the most recently charted and most restrictive 60 DNL Contour and greater noise exposure areas based upon the Land Use Compatibility Guidelines approved by the FAA. These areas constitute the Airport Noise Boundary (ANB) Overlay established in this chapter.

Airport Hazard: Any building, structure, object of natural growth, or use of land within an airport hazard area which obstructs the air space required for the flight of aircraft in landing or taking off at an airport or which is otherwise hazardous to such landing or taking off of aircraft.

Airport Hazard Area: Any area of land adjacent to an airport which has been declared to be an "airport hazard area" by its operating authority in connection with any airport approach plan recommended by such authority.

Alley: A public or private way between twenty (20) feet and twenty-four (24) feet in width dedicated (not as a street) to public uses for secondary means of access to the rear or side of properties otherwise abutting a street, and which may be used for public vehicular or utility access.

Aviation Easement: Agreement conveying to the grantee the right to direct aircraft over or near the property and to create disturbances related to aircraft flight.

B

Base Flood: A flood having a one percent (1%) chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the "100-year flood." The base flood is the national standard used by the NFIP and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. Base Flood Elevations (BFEs) are typically shown on Flood Insurance Rate Maps (FIRMs). Sometimes referred to as "Regional Flood" or "100-Year Flood".

Board: The Zoning Board of Appeals.

Boarding House: A building arranged or used for lodging for compensation, with or without meals, not occupied as a family and with a residential owner or operator.

Borrow Pit: A lot or parcel of land or part thereof used for the purpose of extracting sand, gravel or topsoil for sale or use on another premises, and exclusive of the process of grading a lot preparatory to the construction of a building for which application for a building permit has been made.

Bottomless: Less than full opaque covering of male or female genitals, pubic area or buttocks.

Buffer Yard: A unit of land, together with a specified type and amount of planting thereon, intended to eliminate or minimize conflicts between land uses.

Building: A structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure shall be deemed a separate building.

Building Frontage: The building face nearest parallel to the street line.

Building: Height of: The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

Building: Setback Line- A line establishing the minimum allowable distance between the nearest portion of any building and the centerline of any street right-of-way when measured perpendicularly thereto.

Buffer: Any combination of earthen mounds, fencing, landscaping, etc., intended to separate one land use or activity from another by minimizing the visual and/or noise impact which are often measured by opacity and noise decibels.

C

Certificate of Drainage: A certification by a builder of a structure(s) that the property that said structure(s) has been constructed upon, drains properly as described in the Drainage Certification form at the time of issuance of the certificate of occupancy.

Channel: A natural or artificial depression of perceptible extent with definite bed and banks to confine and conduct flowing water either continuously or periodically.

Child Care: Any place, home or institution which cares for young children apart from their parents when received for regular period of time for compensation such as kindergarten, nursery school or class for young children that develops basic skills and social behavior by

games, exercise, toys and simple handicraft.

Commission: The Groveport Planning and Zoning Commission.

Community NFIP Administrator: The Groveport Municipal Administrator.

Comprehensive Plan: The Comprehensive Plan for the Municipality of Groveport is a document that is adopted by the Municipality that recommends a development direction of specific land uses and character of the Municipality.

Condominium: A form of real property ownership in which a declaration has been filed submitting the property to the condominium form of ownership pursuant to this chapter and under which each owner has an individual ownership interest in a unit with the right to exclusive possession of that unit and an undivided ownership interest with the other unit owners in the common elements of the condominium property.

Condominium Association: The community association which administers and maintains the common property and common elements of a condominium.

Corner Lot: A lot situated at the intersection of two or more streets, which streets have an angle of intersection of not more than 135 degrees. Both such lot lines shall be considered front lot lines and each yard of a lot abutting upon a street shall be considered a front yard.

Crown: The upper mass or head of a tree.

Cultivar: A cultivated variety of plant material grown for its special form and characteristics

Curb Line: A line at the face of the curb nearest to the street or roadway. In the absence of a curb, the curb line shall be established by the Municipality Engineer.

D

Day-Night Sound Level (DNL): A cumulative aircraft noise index which estimates the exposure of an area to aircraft noise and relates the estimated exposure to an expected community response. The day-night sound level noise metric assesses a ten decibel (10dB) penalty to all noise events occurring between 10 p.m. and 7 a.m.

Deciduous: Plant material which normally sheds its foliage at the end of the growing season.

Deed: Legal document conveying ownership of real property.

Developer's Agreement: Agreement between a subdivider and the Municipality of Groveport, Ohio, which sets forth the financial, and performance responsibilities of both parties.

Detonable Materials: Generally unstable materials having the propensity to explode violently from a moderately irritating force. Examples of such materials include, but are not limited to, fulminates, nitrocellulose, black powder, dynamite, nitroglycerine, ozonide, per chlorates, gasoline, fuel oil, and other flammable gases and vapors.

DNL Contour: A line linking together a series of points of equal cumulative noise exposure based on the DNL metric. Such contours are developed by computer model based on aircraft flight patterns, number of daily aircraft operations by type of aircraft and time of day, noise characteristics of each aircraft, and typical runway usage patterns.

Double Frontage: See also - Corner Lot.

Dwelling: Any building or portion thereof which is designed for and used exclusively for residential purposes containing one or more dwelling units.

Dwelling Unit: A room or group of rooms in a building forming a single habitable unit, with facilities used or intended to be used for living, sleeping, bathing, sanitation, cooking and eating purposes.

Dwelling: Farm - A single-family dwelling unit on a lot of five (5) or more acres.

Dwelling: Single-Family- A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.

Dwelling: Apartment- A building designed or arranged to be occupied by two (2) families, the structure having two (2) dwelling units attached by a common wall and/or on separate floor levels. A building arranged or intended for three (3) or more families living independently of each other in separate dwelling units, any two (2) or more provided with a common entrance or hall and all dwelling units are intended to be maintained under single ownership or owned under condominium.

E

Easement: Rights granted by a landowner to and/or for the use by the public, a corporation, person, or entity for a specified purpose of a designated portion of land.

Erosion: The wearing away of the land surface by running water, wind, ice or other geological agents.

Evergreen: Plant material that retains its fundamental foliage, either needles or leaves, throughout the year.

F

Family: One (1) or more persons occupying a single dwelling unit. Any single dwelling unit with any number of persons related by blood, adoption or marriage, plus not more than three (3) additional persons not so related will be considered a family.

Fence/wall: A structure of wood, metal, masonry or materials used for post and boards, wire, pickets, rail or other materials used as an enclosure to screen a yard or lot or used as an enclosure for, or to mark the boundary of a yard or lot or any part thereof.

Floodplain: Any land area susceptible to being inundated by flood waters from any source.

Foundation Drains: Subsurface drains laid around the foundation of a building, either within or outside of the building foundation for the purpose of carrying ground or subsurface water to some point of disposal.

G

Grade: The degree of rise or descent of a sloping surface.

Grade: Established- That point where the grade line intersects the fronting wall of the building.

Guestroom: A room offered to the public for a fee that contains, at a minimum, provisions for sleeping.

Group Housing: A building arranged or used for lodging, with or without meals, and not occupied as a family, including a boarding house, recovery housing residence, supervised group living and short-term rental.

H

Hedge: A row of shrubs or trees used as an enclosure for, or to mark the boundary of, or to screen a yard or lot or any part thereof.

Home Occupation: An occupation carried on within a dwelling unit by individuals residing in the residential dwelling.

I

Industrialized Unit: A building unit or assembly of closed construction fabricated in an off-site facility that is substantially self-sufficient as a dwelling unit or as part of a greater structure, and that requires transportation to the site of intended use. An industrialized unit includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity on a permanent foundation. An industrialized unit does not include a "manufactured home" or "mobile home" as defined herein. Such units are subject to the rules and regulations of the Ohio Board of Building Standards (OBBS).

Inoperable Motor Vehicle: Any motor-powered vehicle, including automobile, boat, motorcycle, truck, farm equipment or similar vehicle, which is in need of mechanical or structural repairs to return it to a normal and safe operating condition.

Intense Burning Materials: Materials having the propensity to burn with great intensity by virtue of characteristics such as low ignition temperature, high rate of burning and large heat evolution. Such materials include, but are not limited to, manganese, pyrotechnics, and pyroxylin.

J

Junk Storage: The temporary or permanent storage outdoors of junk, waste, discarded, salvaged, or used materials or inoperable vehicles or vehicle parts. This definition shall include but not be limited to the storage of used lumber, scrap, metal, tires, household garbage, furniture, and inoperable machinery. This definition shall not include outdoor storage of normal residential equipment and

related activities such as garden tools, lawn mowers, firewood piles, grass clippings, compost heaps and similar items.

K

Kennel: A premises, except where accessory to an agricultural use, where four or more domestic animals over three months of age, such as dogs and cats, are boarded, trained, or bred, shown, treated, or groomed for compensation or for sale purposes.

L

Landscaping: The use of natural plant materials including but not limited to, ground covers, shrubs, and trees (deciduous and evergreen). Landscaping also involves the placement, preservation and maintenance of such plant materials and includes such elements as fences, walls, lighting and earth mounding.

Lot: A parcel of land of sufficient size to meet minimum regulations, health and zoning requirements for use, coverage and area and to provide such yards and other open spaces as are herein required and which has frontage on an improved public street or an approved private street.

Lot: Minimum- A parcel of land occupied or to be occupied by a principal structure or group of structures and accessory structures together with such yards, open spaces, lot width and lot area as are required by this Zoning Ordinance, and having not less than the minimum required frontages upon a street, either shown and identified by lot number on plat of record, or considered as a unit of property and described by metes and bounds.

Lot: Depth- The average horizontal distance between front and rear lot lines. "Typical lot depth" is calculated by the lot area divided by the median lot width.

Lot: Line- A line bounding or demarcating a plot of land or ground as established by a plat of record.

Lot: Width- The average horizontal distance between side lot lines.

M

Major Tree: A living tree with a trunk diameter of at least six (6) inches, measured twenty-four (24) inches above ground level.

Manufactured Home: A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the Manufactured Housing Construction and Safety Standards Act of 1974, 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards. A manufactured home does not include an "industrialized unit" or a "mobile home" as defined herein.

Manufactured Home: Permanently-Sited- A "permanently-sited manufactured home" means a manufactured home that meets all of the following criteria:

- (a) The structure is affixed to a permanent foundation and is connected to appropriate facilities.
- (b) The structure, excluding any addition, has a width of at least twenty-two (22) feet at one point, a length of at least twenty-two (22) feet at one point, and a total living area, excluding garages, porches, or attachments, of at least nine (900) hundred square feet.
- (c) The structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six-inch minimum eave overhang, including appropriate guttering.
- (d) The manufactured home has conventional residential siding and a six (6) inch minimum eave overhang, including appropriate guttering.
- (e) The structure was manufactured after January 1, 1995.
- (f) The structure is not located in a "manufactured home park" as defined by Section 3733.01 of the Ohio Revised Code.

Medical Marijuana Facility: Any entity that has been issued a certificate or license by the State of Ohio to operate as a cultivator, dispensary, processor or testing facility of medical marijuana. The following are Medical Marijuana Facility use types:

- (a) Cultivator. An entity that has been issued a certificate of operation by the State of Ohio to grow, harvest, package and transport medical marijuana.
- (b) Dispensary. An entity that has been issued a certificate of operation by the State of Ohio to sell medical marijuana products to qualifying patients and caregivers.
- (c) Processor. An entity that has been issued a certificate of operation by the State of Ohio to manufacture medical marijuana products.
- (d) Testing Laboratory. An independent laboratory that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research or analysis.

Mini-Storage Facility: A building consisting of individual, self-contained spaces that are leased or owned for the storage of business goods, household goods, or contractor supplies. Business does not operate out of these individual spaces, they are solely for storage.

Mobile Home: A building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five (35) body feet in length, or when erected on site, is three hundred twenty (325) or more square feet, built on a permanent chassis and is transportable in one or more sections, and does not qualify as an "industrialized unit" or a "manufactured home."

N

Nonconforming Use: A legal use of a building and/or of land that antedates the adoption of these regulations and does not conform to the regulations for the Zoning District in which it is located.

Nude or Nudity: The showing, representation or depiction of human male or female genitals, pubic area, or buttocks with less than full opaque covering or any portion thereof, or female breast(s) with less than a full, opaque covering of any portion thereof below the top of the nipple or of covered male genitals in a discernibly turgid state.

O

Odor: A scent of spicy, flowery, fruity, resinous, foul or burnt character of sufficient intensity and duration to be irritating to one or more individuals.

Obstruction: Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter which is in, along, across, or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or which is placed where the flow of water might carry the same downstream to the damage of life or property.

Opacity: The degree to which a structure, use or view is screened from adjacent properties.

Opaqueness: The degree to which a wall, fence, structure or landscaping is solid or impenetrable to light or vision in a generally uniform pattern over its surface.

Open Space: Useable open space for active or passive use such as recreation or parks. Ponds are not considered as open space.

Operating Authority: The Columbus Regional Airport Authority, who is responsible for management of the Rickenbacker International Airport.

Ornamental Feature: A structure or any part of a structure of wood, metal, masonry or other material used to ornament any part of a yard area.

P

Parcel: A piece of land created by a partition, subdivision, deed, or other instrument recorded with the appropriate recorder. This includes a lot, a lot of record, or a piece of land created through other methods.

Parking Area: Any part of a site used by vehicles not totally enclosed within a structure. This includes parking space and aisles, drives, loading areas and vehicle storage areas. This does not include driveways and permitted off street parking spaces for single and two-

family residential uses.

Particulates: Fine particles, either solid or liquid, which are small enough to be dispensed or otherwise carried into the atmosphere.

Quarrying: The process of removing or extracting stone, rock, or similar materials from an open excavation for financial gain.

Recreational Vehicle: A vehicle manufactured or modified for travel, recreation or vacation purposes. This definition shall include but is not necessarily limited to campers, travel trailers, truck campers, and motor homes, (Class A. Class B. Class C), ~~motoreycles~~, etc.

Recovery Housing Residence: A dwelling or residence for individuals recovering from alcohol use disorder or drug addiction as defined in Ohio Revised Code Section 5119.01 and certified, registered, monitored and regulated by the Ohio Department of Mental Health and Addiction Services.

Regulations: Subdivision Regulations for the Municipality of Groveport, Ohio.

Regulatory Floodplain: A watercourse and the areas adjoining a watercourse which have been or hereafter may be covered by the Base Flood.

Required Improvements: Those items set forth in Chapter 1195 (Required Improvements) benefiting the subdivision and such other improvements which were required as a part of the applicable zoning approval.

Reserve: Parcel of land set-aside for a specific use and or purpose.

Right-of-Way: That land owned by the Municipality and utilized for the purpose of public streets, sidewalks, utilities (e.g., railroad, electric lines, oil or gas pipeline, water line, sanitary and storm sewer), and other public facilities and structures.

Screening: A barrier, at least seventy-five percent (75%) opaque of living or non-living landscape material put in place for the purpose of separating and obscuring from view those areas so screened, including but not limited to any combination of walls, structures, fences, plantings, mounding or similar treatment which totally prevents the activity being screened from being seen from a specified area or location.

Sedimentation: The depositing of earth or soil that has been transported from its site of origin by water, ice, gravity or other means as a product of erosion.

Sexual Activity: Sexual conduct or sexual contact, or both.

Sexual Contact: Any touching of an erogenous zone of another, including, without limitation, the thigh, genitals, buttock, pubic region, or if the person is a female, a breast, for the purpose of sexually arousing or gratifying either person.

Sexual Excitement: The condition of a human male or female genitals when in the state of sexual stimulation or arousal.

Sexually Oriented Business: An establishment where a substantial portion of the use is related to adult materials, visual representations, performances, or services characterized by an emphasis upon specified sexual activities or specified sexual anatomical areas, including an: adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult-only entertainment establishment, adult theater, escort agency, nude model studio, sexual encounter center, or sexually oriented spa more specifically defined hereunder:

Adult Arcade: Any establishment offering adult material as a substantial portion of its stock-in-trade, to which the public is permitted or invited for any form of consideration and wherein coin operated, slug operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, video or laser disc players, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depiction or display of specified sexual activities or specified sexual anatomical areas.

Adult Bookstore: Any establishment that offers adult materials for retail sale or rental as a substantial portion of its stock-in-trade, for any form of consideration, including printed matter, visual representations, instruments, devices or paraphernalia.

Adult Cabaret: A nightclub, bar, restaurant, or other similar establishment that features, as a substantial portion of its business, live performances characterized by the exposure of specified sexual anatomical areas or by the depiction of specified sexual activities, and by films, motion pictures, computer files or software, laser discs, video cassettes, DVD's, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material characterized by the emphasis upon the depiction or description of specified sexual activities or specified sexual anatomical areas.

Adult Motel: A hotel, motel, or similar commercial establishment that offers accommodation to the public for any form of consideration, provides patrons with close-circuit television transmissions, films, motion pictures, laser discs, videocassettes, DVDs, slides, or other photographic reproductions that are characterized by the depiction or description of specified sexual activities, or adult material, and:

- (1) Has a sign visible from the public right-of-way that advertises the availability of adult and/or sexually explicit materials along with room rentals, or
- (2) Offers a sleeping room for rent for a period of time that is less than ten (10) hours, or
- (3) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.

Adult Motion Picture Theater: A establishment where, for any form of consideration, films, motion pictures, computer files or software, laser discs, video cassettes, DVD's, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the description of specified sexual activities or specified sexual anatomical areas.

Adult-Only Entertainment Establishment: An establishment where the patron directly or indirectly is charged a fee and where the establishment features entertainment or services, such as exhibitions, dance routines, gyrational choreography, lingerie modeling, lingerie dancers, strippers (male or female), female impersonators, or similar entertainment, performed by persons who exhibit specified sexual anatomical areas, depict specified sexual activities, or which otherwise involves or constitutes adult materials as defined in this chapter.

Adult Theater: A theater, concert hall, auditorium, or similar commercial establishment that features, as a substantial portion of its stock-in-trade, persons or live performances that are characterized by the exposure of specified sexual anatomical areas or specified sexual activities.

Escort Agency: A person or business association, who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration. The escort is a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Nude Model Studio: Any place where a person who exhibits specified sexual anatomical areas is to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. A Nude Model Studio shall not include a proprietary school licensed by the State of Ohio or a College, Junior College, or University supported entirely or in part by public taxation, a private college or university that maintains and operates educational programs in which credits are transferable to a College, Junior College, or University supported entirely or partly by taxation, or in a structure provided such institution meets all of the following criteria:

- (1) There is no sign visible from the exterior of the structure and no other advertising that indicates a person exhibiting specified sexual anatomical areas is available for viewing; and
- (2) In order to participate in a class, a student must enroll at least three days in advance of the class; and

- (3) No more than one person exhibiting specified sexual anatomical areas is on the premises at any one time.

Sexual Encounter Center: a business or commercial enterprise that for any form of consideration offers activities or physical contact, including wrestling or tumbling, between male and female persons and/or persons of the same sex when one or more of the persons exhibits or displays specified sexual anatomical areas for the purpose of specified sexual activities.

Sexually Oriented Spa: a place or building that provides massage services, bathing, saunas, showers or hot tubs, and engages in or offers to engage patrons in specified sexual activities or activities commonly associated with a sexual encounter center, for any form of consideration.

Specified Anatomical Areas: Means anyone of the following:

- (1) Less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola.
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Means human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Sewerage: The liquid or water carried wastes from residences, businesses, institutions, and industrial establishments together with such ground water, surface water, and storm water as may be present.

Sewage: Domestic Sewage or Sanitary Sewage- Sewage derived principally from dwellings, businesses, institutions, and industrial establishments that originate within the building which include wastes from kitchens, water closets, lavatories, bathrooms, showers and laundries.

Sewage: Industrial Sewage- Sewage derived from industrial processes as defined by domestic sewage.

Sewer: Building (house connection)- that part of the sanitary sewerage system that connects the plumbing of the house or building to a common or public sewer. The building sewer begins three (three) feet outside the building foundation wall.

Sewer: Sanitary- A pipe or conduit designed for the purpose of carrying domestic and industrial sewage from the point of origin to a sewage treatment or disposal facility or a place of disposal, but which is not intended to carry storm, surface, ground, or subsurface waters.

Sewerage System or Sewage Works: All of the facilities for collecting, pumping, treating and disposing of sanitary sewage to and through the sewage treatment or disposal works owned by the Municipality or any additions or extensions thereof.

Shade Tree: A living tree with mature size of thirty (30) feet or more.

Short-Term Rental: Lease of all or any portion of a single-family residential dwelling for dwelling, lodging, sleeping or any other purpose generally associated with a dwelling unit for any period of not more than fourteen (14) consecutive nights in a single visit. Such rental does not require financial remuneration to the owner to be considered a short-term rental.

Sign: Any object, structure, device, fixture or placard containing a color, graphic, symbol, logo, character or written copy, which conveys information, ideas or opinions and is installed or displayed for the general public.

Sign: 'A' Frame: A sign made of rigid material designed in a triangle, letter "A" or similar shape, that is capable of standing on its own support(s); is portable and movable; is placed directly in front of the business for which it is intended; does not impede pedestrian or vehicular traffic, and is displayed only during hours of operation. A-Frame signs shall meet all Zoning District Chart specifications. Examples include Sandwich Board, Menu Board, Sign Stand, Wind Resistant Sign and Sidewalk Sign designs.

Sign: Advertising Area: The entire area within a continuous perimeter forming a basing geometric figure which encloses the message of display along with any frame or other material, color, internal illumination or other feature, which forms an integral part of the message and is used to differentiate the sign from the wall or supporting structure upon which it is placed. The necessary supports or uprights are excluded from the graphic area if to give the visual appearance of a single color.

Sign: Animated: Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation. For purposes of this article, this term does not refer to a message center sign. Examples include blinking, coursing, flashing, moving, racer-type, rotating, revolving, spinning, and other similar designs. Animated signs are prohibited in the Municipality of Groveport, Ohio.

Sign: Awning Sign/Canopy: A sign intrinsic to, painted on or affixed to an awning or canopy.

Sign: Banner: Any sign constructed of or applied to lightweight fabric or similar non-rigid material of any kind.

Sign: Bench: A sign located on the seat or back of a bench. Bench signs are prohibited in the Municipality of Groveport, Ohio.

Sign: Billboard: An outdoor display intended to advertise products or services at off-site locations, where activities related to their sale, distribution, production, repair and associated administrative functions are not maintained. Billboards also include outdoor displays intended to convey information, ideas or opinions to the public at locations not used by their sponsors for other professional administrative activities. Billboards are prohibited in the Municipality of Groveport, Ohio.

Sign: Building Directory: A sign advertising for more than one (1) business and containing only the name and address of the business/owner and containing no other advertising messages.

Sign: Bulletin Board: Signs which are customarily incidental to places of worship, libraries, museums, social clubs, or societies used to inform the public of upcoming activities or events.

Sign: Business Park Directory: A ground sign advertising for more than one (1) business and containing only the name and address of the business park or plaza and/or the names of the businesses occupying the Business Park or plaza and containing no other advertising messages.

Sign: Directional: Signs which are typically erected to designate entrances or exits, provide direction for traffic, operational instructions and the like; including the location of driveways, loading docks, drive through pickup and drop off facilities, and drive-in service facilities.

Sign: Feather: A sign made of lightweight, non-rigid material typically supported by one pole, with or without graphics, intended to attract instant attention. These signs are generally teardrop, rectangular, or pennant shaped. Examples include Flying Banner, Feather Flag, Attention Flag or similar designs. Feather signs are prohibited in the Municipality of Groveport, Ohio.

Sign: Fence: A sign installed on or otherwise affixed to a fence.

Sign: Freestanding: A sign attached to, erected on, or supported by some structure, such as a post, mast, or frame which is embedded in the ground, and is not itself an integral part of or attached to a building or other structure whose principal function is something other than support. Freestanding signs include ground, monument, yard and pole sign types.

Sign: Height: The vertical distance between the top of its advertising area and the nearest grade of the earth's surface.

Sign: Incidental: An on-premise freestanding or wall sign that includes information secondary to the use of the site on which it is located. Examples: Parking lot signs (speed limits, specially designated parking spaces, loading bay door identification, guard shack or office check-in information); interior parking lot stop signs; public restroom or telephone availability; emergency phone numbers; security alarm warnings; trade affiliations; "no solicitation"; "credit cards accepted"; hours of operation; official notices required by law, and other similar directives. No commercial message shall be considered incidental.

Sign: Marker or Plaque: Sign, plaque or monument which is permanently mounted to a building or otherwise permanently installed to memorialize or commemorate a person, site, or event of historical significance.

Sign: Message Center: A sign, or portion thereof, on which characters, letters or illustrations are changed mechanically or electronically. The rate of change is limited to every ten (10) seconds. Message center signs include controlled Reader Board sign types.

Sign: Nameplate: A sign which denotes only the name and/or address of a building or dwelling occupant.

Sign: Off-Premise: Any sign that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the premises on which the sign is located. Off-Premise signs are prohibited in the

Municipality of Groveport, Ohio.

Sign: Permanent: A sign, intended by design and construction, to be in place permanently, and is permitted and installed according to Zoning District Chart specifications.

Sign: Political Graphic: Signs identifying candidates or issues on the ballot.

Sign: Portable: A sign designed or constructed to be moved or relocated without involving any structural or support changes. Portable signs are prohibited in the Municipality of Groveport, Ohio. *Exceptions include A-Frame signs and other signs specifically permitted by the code.

Sign: Projecting: Any sign attached to a building and extending perpendicular from the face of the building or structure to which it is attached. The projection is defined as the total distance by which a sign extends beyond the face of a building or structure.

Sign: Real Estate: A sign advertising the sale, rental or lease of the premises on which it is installed.

Sign: Roof: Any sign painted on or affixed to the roof of a building. Roof signs are prohibited in the Municipality of Groveport, Ohio.

Sign: Subdivision Gateway: A sign used to identify a residential subdivision.

Sign: Temporary: A sign, intended by design and construction, to be in place for a limited time and is permitted and installed according to Zoning District Chart specifications.

Sign: Trailer: A sign mounted on or originally designed to be mounted on a trailer chassis with or without wheels and used as an on-premises or off-premises sign. Trailer Signs are prohibited in the Municipality of Groveport, Ohio.

Sign: Two-sided: A sign with two (2) faces installed in a "V" formation at or exceeding a ninety-degree (90°) angle. The square footage of each sign face is included in the calculation of maximum square footage.

Sign: Wall: Any sign painted on or affixed to the wall of a building.

Sign: Wind Resistant: A portable/moveable freestanding sign attached to a support base via coil springs that flex to resist strong winds and return the sign to an upright position.

Sign: Window: A sign that is located on or inside a display window, door and/or structure which is clearly visible from the outside of the window and/or structure.

Sign: Yard: A sign, intended by design and construction, to be in place for a limited time and is permitted and installed according to Zoning District Chart specifications.

Snow Fence: Any temporary fence used to control the drifting of snow.

Storm Water Management: Practices, activities, and structures, manufactured or natural, for managing precipitation runoff to preclude damage to lands or structures including but not limited to: storm sewers and structures, detention and retention basins, subsurface drainage, grading, major storm routing paths, erosion and sedimentation control, road or drive culverts, mounds, swales, ditches, watercourses, bridges etc.

Street: Streets are classified into five (5) basic categories: Freeway, Principal Arterial, Minor Arterial, Collector and Local.

Street: Minor Arterial- Minor arterials interconnect with and augment the principal arterial system. They accommodate trips of moderate length at a somewhat lower level of travel mobility than principal arterials. Minor arterials place more emphasis on land access and distribute traffic to geographic areas smaller than do principal arterials.

Street: Collector Street- Collector streets provide both land access service and traffic circulation within residential neighborhoods and commercial and industrial areas. Collector streets penetrate neighborhoods, collect traffic from local streets, and distribute it to the arterial system.

Street: Freeway- An urban freeway serves long distance, high speed trips with limited access and minimal interruption to the free flow of traffic. Their function is to move large volumes of traffic between and within various metropolitan areas.

Street: Local Street- Local streets provide direct access to abutting properties and offer the lowest level of mobility. Local streets connect to collectors and arterials; through traffic is typically discouraged.

Street: Principal Arterial- Principal arterials move large volumes of traffic over moderately long distances and provide connections to the freeway system via interchanges. Service to abutting properties is subordinate to travel service to major traffic movement. Driveway access is highly controlled.

Street: Right-of-Way Line- The dividing line between a street right-of-way and the contiguous property.

Structure: Anything constructed or erected for occupancy or use and in addition means any object, whether permanent or temporary, including, but not limited to, tower, crane, smokestack, earth formation, transmission line or flagpole, and includes a mobile or tethered object, advertising signs, billboards and other construction or erection with special function or form, except fences or walks, and for purposes of this Development Ordinance, mobile homes which are otherwise herein defined and restricted.

Structure: Accessory or Ancillary- A subordinate structure, the use of which is incidental to that of a principal structure on the same lot.

Structure: Principal- A structure in which is conducted the principal use of the lot on which it is situated.

Structure: Twin Single- A structure containing two (2) dwelling units which are divided by a common wall built to meet or exceed minimum fire and building code specifications.

Structure: Zero Lot Line- A dwelling unit which abuts one (1) side lot line to create additional yard area in the non-abutment side yard.

Subdivider: Landowner or their representatives proposing the subdivision of land.

Subdivision: As defined in the Ohio Revised Code, Chapter 711, Section 711.001(B) Definitions. The subdivision of any parcel of land shown as a unit or as a contiguous units on the last preceding tax roll, into two or more parcels, sites or lots, any of which is less than five (5) acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the divisions or partitions of land into parcels of more than five (5) acres not involving any new streets or easements of access, and the sale and exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or the improvements of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

Subdivision: Regulations- The subdivision regulations of the Municipality of Groveport.

Substantial Improvement: Any repair, reconstruction, or improvement or a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this Zoning Ordinance "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not; however, include any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

Supervised Group Living: a dwelling or facility in which room and board, personal care, habilitation, rehabilitation or other services and continuous twenty-four hour a day on-site adult supervision is provided for up to five individuals, exclusive of staff who are able to be integrated into a family type setting and who do not require institutional care or treatment. Such dwellings or facilities shall be licensed or certified by and/or have accountability to a governmental agency for the residents served. Supervised group living does not include nursing homes, hospitals, rest homes or boarding houses.

Surety: Funds or other guarantees provided by the subdivider to the Municipal Administrator to ensure the construction, performance, or maintenance of improvements.

Swimming Pool: A body of water of artificial construction, used for swimming or recreational bathing, which is over twenty-four inches

in depth at any point and has more than one hundred fifty (150) square feet of area on the water surface when filled to capacity, and includes the sides and bottom of such pool and the equipment and appurtenances thereof.

T

Temporary Portable Storage Unit: A transportable unit designed and used for the temporary storage of building materials, household goods, commercial goods, waste, or other similar materials.

Topless: The showing of a female breast with less than a full opaque covering of any portion thereof below the top of the nipple.

Townhouse: A building consisting of a series of three or more attached or semi-detached dwelling units divided by common fire walls built to meet or exceed minimum fire and building code specifications, each with a ground floor and a separate ownership or condominium.

Toxic Substance: Those toxic substances as defined by regulations adopted pursuant to the Resource Conservation and Recovery Act of 1976, and any future law or regulation of like tenor or effect.

Transmission Lines: Electric lines constructed between generating stations and substations.

U V

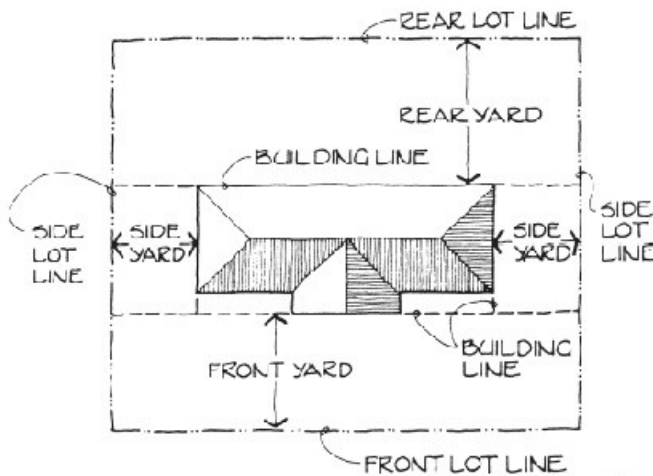
Variance: Permission by the Board of Zoning Appeals to depart from the existing Regulations.

W

Waste: Deleterious: Oils, acids, cyanides, poisons and any other substances, gas or liquid which may in any way damage or interfere the use or operation of sanitary sewers or the sewage treatment plant and may create a hazard to life or property.

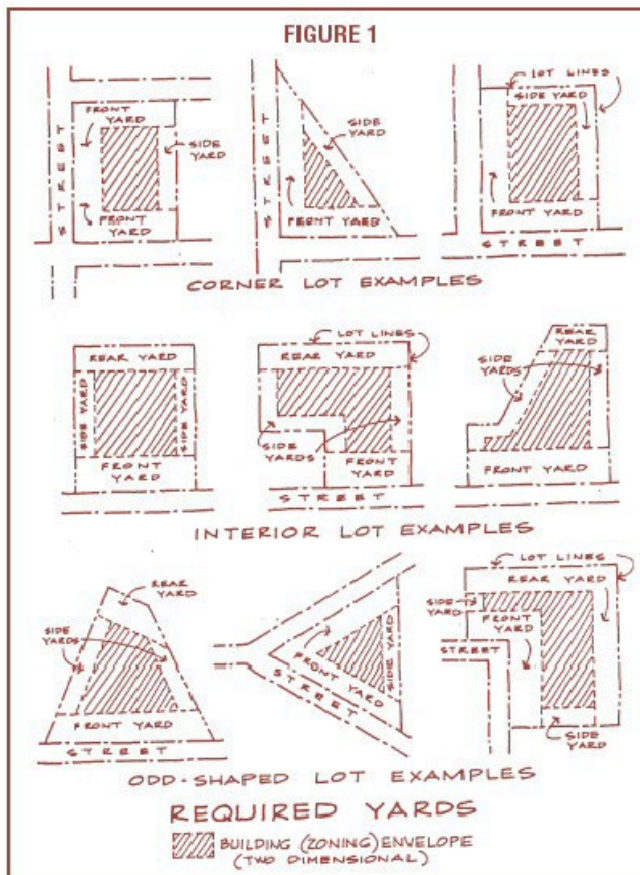
Watercourse: A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or artificially constructed channels.

X Y



Yard: means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used.



Yard: Corner Side- The required open, unoccupied space between the closest point of the principal building and the side line of the lot

which abuts a street, and extending from the front line of the building to the rear line of the building.

Yard: Front- A required open, unoccupied space extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

Yard: Interior- A required open unoccupied space area between the interior side lot line and the required interior side building setback line, extending between the front building setback line and the rear building setback line.

Yard: Rear- A required open, unoccupied space between the rear line of the principal structure (exclusive of steps) and the rear line of the lot and extending the full width of the lot and may be used for accessory structures.

Yard: Side- A required open, unoccupied space on the same lot with a structure between the side line of the structure (exclusive of steps) and the side line of the lot and extending from the front line to the rear line of the lot.

Z

Zoning District: Any section of the Municipality in which zoning regulations are uniform.

(Ord. 19-011. Passed 4-22-19; Ord. 2024-032. Passed 10-14-24.)

1177.08 LIMITATION OF PARKING IN RESIDENTIAL ZONING DISTRICTS.

The provision of parking space, either open or enclosed for the parking or storage of vehicles in a Residential Zoning District or Planned Residential Zoning District shall be subject to the following:

(a) **Commercial Vehicles:**

- (1) Not more than one truck limited to being a two-axle, six-tired pickup, panel or light truck, used strictly for commercial purposes, with a gross vehicle weight (gvw) not exceeding nineteen thousand, five hundred (19,500) pounds shall be allowed per one (1) dwelling unit; said vehicle shall not be permitted on the front yard of any dwelling unit, and are only permitted on the dwelling unit's paved driveway or on a paved surface on the side or rear yard.
- (2) Trucks having more than two (2) axles, designed for the transportation of cargo, for commercial purposes and including, but not limited to tractor-trucks, trailers and semi-trailers shall not be allowed except in association with a home occupation, subject to approval in accordance with Section 351.17 of the Codified Ordinances and Chapter 1134 Conditional Use Review. (Ord. 2020-013. Passed 7-27-20.)

(b) **Trailers, Recreational Vehicles, and Similar Equipment:**

- (1) ~~The parking of (Class A, Class B, Class C) motor homes and similar vehicles shall not be permitted in any front yard of a dwelling unit, except on the dwelling unit's driveway or on a gravel or paved surface on the side or rear yard. No recreational vehicle of any kind or type shall be parked or stored on any residentially used property other than in a completely enclosed building.~~

Exception: A maximum of one (1) unoccupied recreational vehicle may be parked or stored in the rear or side yard of a residentially used property if it has a current license and registration; is parked or stored on a permitted concrete or asphalt surface; meets the requirements of this Zoning Code for Accessory Structures; and is adequately screened on all sides by a permitted six (6) foot high, one hundred (100) percent opaque fence.

(c) **Non-motorized Trailers and Similar Equipment**

- (1) ~~In addition,~~ Non-motorized equipment including but not limited to ~~travel~~ **open landscape/flatbed trailers, enclosed cargo** trailers, folding tent trailers, boats or boat trailers and other similar equipment shall be permitted in **a** side or rear yard without restriction.

(d) **Temporary Portable Storage Units:**

- (2) Must be located on the lot it is servicing and placed on a permanent surface such as a driveway or parking lot.
- (3) One temporary unit may be placed on a lot for up to thirty (30) days straight without a zoning certificate.
- (4) Units servicing a construction project can be placed on a lot with an active building permit until the permit expires or the project is completed. The storage unit must be removed upon the completion of the project.
(Ord. 19-011. Passed 4-22-19.)