

### **SECTION 3 ESTABLISHMENT OF DISTRICTS**

The Township is hereby divided into districts under four (4) general categories which shall be known as: "Agricultural District", "Residential District", "Commercial District", and "Industrial District".

#### **SECTION 3.1 Agricultural District**

##### **3.1.1 "A/R" Agricultural/Residential**

The Agricultural/Residential District is to provide for agricultural and agriculturally related uses, essential public facilities and services such as public buildings, schools, railroads, and public utilities; and very low density residential uses. This may include; some commercial activities which are an integral part of agriculture, such as roadside stands or structures used for the sale of agricultural produce or products and/or nursery and greenhouse sales areas; churches and other related nonprofit public service facilities; and single-family dwellings. Intense residential development is discouraged. (Revised 12/17/01 - Z17-C240)

#### **SECTION 3.2 Residential Districts**

##### **3.2.1 "R-A" "R-B" AND "R-C" Suburban Residential** (Revised 10/18/99 - Z17-C208)

The Suburban Residential District provides for low-medium density, residential development where public water and public sanitary sewers are available. It is intended that uses within this district be contained within a neighborhood setting, with minimal intrusion of nonresidential uses.

##### **3.2.2 "R-1" Single Family Residential**

The Single Family Residential District is to provide for medium density residential development where public water and public sanitary sewers are available. It is intended that uses within this district be contained with a neighborhood setting, and non-residential uses be directly related to needs of the neighborhood.

##### **3.2.3 "R-3" Multi-Family Residential**

The Multi-Family Residential District is to provide for medium-high density residential development on lots which are served by public water and public sanitary sewers and located in proximity to community services such as public transportation, shopping and related urban level services.

#### **SECTION 3.3 Commercial Districts**

##### **3.3.1 "C-1" Neighborhood Commercial**

The Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Business should be of the type which are low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property.

### **3.3.2 "C-2" General Commercial**

The General Commercial District provides for businesses which serve a regional market. Businesses may be grouped into small shopping centers located along a major thoroughfare, or at corners of major intersections on large lots to allow for ingress, egress, internal circulation and adequate parking. Typically these businesses will be high generators of traffic. Example of these include, but not limited to, shopping centers, malls, drive-through businesses, motels, restaurants, gas stations, etc. Large-scale retail projects may be allowed subject to the review and approval of a special use permit. All uses and activities shall be inside buildings unless related to the existing primary use of the property. (Revised 12/1/03 - Z17-C252)

### **3.3.3 "C-3" Office Commercial**

The Office Commercial District is to provide for offices, service laboratories, professional buildings which provide health, legal, finance, insurance or similar business services. Related businesses may be included, also, such as warehousing or restaurants, when serving primarily employees or firms on the site. No drive-through facilities shall be permitted unless completely contained within a building. All other uses and activities shall be inside buildings unless related to the existing primary use of the property.

## **SECTION 3.4 Industrial Districts**

### **3.4.1 "M-1" Industrial/Office Research**

The Industrial/Office Research District is to provide for light industrial, research laboratories, warehousing types of businesses which may be conducted in areas proximate to residential and commercial areas with attempts to provide as much isolation as possible. These uses may include activities of manufacturing, processing, or assembly of products or the provision of services. No offensive or hazardous conditions shall be created by an industry and other disruptive activities shall be minimized to maintain tranquility if near commercial or residential areas. This would include such things as excessive traffic, dust, dirt, noxious gases, smoke, noise, fumes or vibrations. Since certain industrial uses as a part of their operation may have need for sales distribution and sales outlets, it may be permitted only as an accessory use providing that goods and services are produced at the site or are an integral part of a warehousing distribution system. Wherever possible work activities and material handling will be confined to buildings or enclosures. When possible, materials and products will be stored in enclosed structures or areas screened from view of adjoining property. External areas of structures will be landscaped and maintained. Undeveloped areas will be kept free of debris, weeds and routinely maintained by cutting grassed areas.

### **3.4.2 "M-2" General Industrial**

The "M-2" General Industrial District provides for industries which by their nature and function require large parcels for development, and access to utilities and major transportation networks. These uses may be objectionable to adjacent residential or commercial properties and therefore should be grouped together when similar uses are located. Certain industries may need special consideration because of their potential spill-over effect on surrounding areas. These are provided for either as a conditional use or as a special use. These industries may include such activities as fabricating, processing, smelting and refining, extraction of minerals and stone, foundries, blast furnaces and similar industries which have the potential of creating impacts in the area adjacent to and near the industrial activity. Sales distribution and sales outlets may be permitted as an accessory use providing that goods and services are produced at the site or are an integral part of a warehousing distribution system.

**SECTION 3.5      District Map**

**3.5.1 Description**

The location and boundaries of districts established shall be shown on the map entitled "Monclova Township Zoning Plan, 1950". A certified copy of this map is on file in the office of the Board of Monclova Township Trustees. Said map and all notations dimensions and designations shown thereon are hereby declared to be a part of this Resolution.

**3.5.2 Replacement**

In the event that the Official District Map becomes damaged, destroyed or lost, the Township Board of Trustees may by Resolution adopt a new Official District Map which shall supersede the prior Official District Map.

**SECTION 3.6      District Boundaries**

**3.6.1 Description**

The district boundary lines on said map are intended to follow either centerlines of streets or alleys or lot lines: and where the districts designated on the map are bounded approximately by such street, alley or lot lines, the street or alley or lot line shall be construed to be the boundary of the district unless such boundary is otherwise indicated on the map. In the case of unsubdivided property, the district boundary line shall be determined by the use of the scale appearing on the Zoning District Map or by dimensions. In the case of the vacation of a street, alley, water course or other right-of-way, the abutting zoning classification on each side thereof shall automatically be extended to the centerline of said vacated street, alley, water course or right-of-way.

**3.6.2 Exceptions**

District boundaries following shorelines shall be construed as moving with any shoreline changes. Where boundaries appear to approximately follow such aforesaid lines and are not more than 10 feet distant there from, such lines shall be construed to be the boundary lines unless specifically shown otherwise.

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