

CHAPTER 12. DEFINITIONS

12.1. RULES OF CONSTRUCTION AND INTERPRETATION

12.1.1. Intent

All provisions, terms, phrases, and expressions contained in this zoning code shall be construed according to this zoning code's stated purpose.

12.1.2. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "including," "such as," or similar language are intended to provide examples, and not to be exhaustive lists of all possibilities.

12.1.3. References to Other Regulations, Publications and Documents

Whenever reference is made to a resolution, statute, regulation, or document, that reference shall be construed as referring to the most recent edition of such regulation (as amended), resolution, statute, or document or to the relevant successor document, unless otherwise expressly stated.

12.1.4. Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of Hamilton Township, unless otherwise expressly stated.

12.1.5. Delegation of Authority

Whenever a provision appears requiring the head of a department or another officer or employee of the township to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate the responsibility to subordinates, unless the terms of the provision specify otherwise.

12.1.6. Technical Words

Technical words and phrases not otherwise defined in this zoning code that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

12.1.7. Mandatory and Discretionary Terms

The word "shall" is always mandatory, and the words "may" or "should" are always permissive.

12.1.8. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- A.** "And" indicates that all connected items, conditions, provisions, or events shall apply; and

- B.** “Or” indicates that one or more of the connected items, conditions, provisions, or events shall apply.

12.1.9. Tense and Usage

Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular shall include the plural, and the plural shall include the singular.

12.1.10. Gender

The masculine shall include the feminine, and vice versa.

12.1.11. Meaning

For the purpose of this zoning code, words and phrases shall have the meanings set forth in this chapter.

12.1.12. Other Terms Not Defined

Words and phrases not otherwise defined in this zoning code shall be construed according to the common and approved usage of American English.

12.2. DEFINITIONS

ABUTTING OR ADJACENT

The land, lot, or property adjoining the property in question along a lot line or separated only by an alley, easement, or street.

ACCESSORY BUILDING, STRUCTURE, OR USE

See definitions under “building, accessory”, “structure, accessory”, or “use, accessory.”

ACCESSORY DWELLING

A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, that has its own kitchen, sleeping area, and full bathroom facilities. Accessory apartments may be contained within or added on to a principal dwelling, be part of an accessory building (e.g., attached to a garage), or the accessory dwelling may be a separate structure.

ACCESSORY RETAIL SALES

The sale of products manufactured, produced, stored, or marketed on-site at an office, office-warehouse, or industrial use.

ACTIVE PARK OR RECREATION FACILITY

Any park or recreational facility that requires grading of the land (beyond minor grading or revegetation), construction of facilities, lighting, or is developed for ball fields, tennis courts, swimming pools, skate parks, disc golf, golf courses, and other similar outdoor facilities.

ADULT FAMILY HOME

A residence or facility, as defined and regulated in ORC Chapter 3722, which provides accommodations for three to five unrelated adults and provides supervision and personal care services to at least three of the unrelated adults.

ADULT GROUP HOME

A residence or facility, as defined and regulated in ORC Chapter 3722, which provides accommodations for six to 16 unrelated adults and provides supervision and personal care services to at least three of the unrelated adults.

AGRICULTURE

Farming, ranching, aquaculture, apiculture, horticulture, viticulture, animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals, poultry husbandry and the production of poultry and poultry products, dairy production, the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms, timber, pasturage, any combination of the foregoing, the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

AGRICULTURE - RAISING OF CROPS

The use of land for field and orchard uses including production of field crops, flowers and seeds, fruits, grains, melons, ornamental crops, tree nuts, trees and sod, and vegetables. Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, crop processing, and sales in the field not involving a permanent structure.

AGRICULTURE - RAISING OF LIVESTOCK

The use of land for dairying, animal raising, breeding, and pasturage of livestock and the necessary accessory uses; provided, however, that such accessory uses shall be secondary to that of normal animal husbandry activities. The raising of livestock shall not include the commercial feeding of garbage or offal to swine or other animals.

ALTERATION

Any change, addition, or modification in construction, type of occupancy, increase in floor space, the consummated act of which may be referred to herein as "altered" or "reconstructed."

AMATEUR RADIO TRANSMITTER OR ANTENNA

An antenna, related supporting mast or tower, and transmitter used in amateur radio (a.k.a., ham radio) for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission (FCC).

ANIMAL HOSPITAL OR VETERINARY CLINIC

A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use of a kennel shall be limited to short-term boarding and shall be related and incidental to the hospital use.

APPEAL

An appeal of an administrative decision made by the zoning inspector, considered by the BZA, in accordance with [Section 3.8 Appeals, Variances, and Conditional Uses](#).

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APPLICANT

Unless otherwise specified, an owner of a property or an agent for the owner, including a subdivider, developer, attorney, or similar representative, who has filed an application for development review pursuant to [CHAPTER 3 Development Review Procedures](#).

APPLICATION

The process by which the applicant submits a request for any type of development review or approval identified in [CHAPTER 3 Development Review Procedures](#) of this code. Applications include all written documentation, verbal statements, and representations, in whatever forms and quantities as required by the township.

AUTHORIZED AGENT

A person with express written consent to act upon another person's behalf.

AUTOMATED TELLER MACHINES (ATM)

An automated device that performs banking or financial functions.

AUTOMOTIVE FUEL SALES

Any building or land used for the retail dispensing or sales of vehicular fuels and including, as an accessory use, the sale and installation of lubricants, tires, batteries and similar accessories.

AUTOMOTIVE REPAIR

Any general repair, rebuilding, reconditioning, body or fender work, framework, painting or the replacement of parts to motor vehicles. See also definition for "truck, trailer, and farm implement sales and service."

AUTOMOTIVE SALES OR RENTAL

Any building or land used for the display, sale or rental of new or used motor vehicles or trailers in operable condition. See also definition for "truck, trailer, and farm implement sales and service."

AUTOMOTIVE SERVICE

Any business that derives or expects to derive more than 50 percent of its gross revenue from the maintenance of automobiles and trucks. Examples of maintenance include but are not limited to: oil changes, tire replacement, light suspension work, coolant system repair, air conditioning system maintenance and repair, audio, or exhaust system repair. See also definition for "truck, trailer, and farm implement sales and service."

AUTOMOTIVE WASHING FACILITY

Any building or land used for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

BAKERY

An establishment for preparing, cooking, baking, and selling of products on the premises.

BAR OR TAVERN

An establishment serving alcoholic beverages in which the principal business is the sale of such beverages at retail for consumption on the premises. A tavern shall be this type of establishment where food may also be available for consumption on the premises.

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BASEMENT

A story or portion of a story having part of, but not more than one-half, its height below average grade. A basement is counted as a story for the purpose of height regulation. See definition for "cellar".

BEACON

Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.

BED AND BREAKFAST ESTABLISHMENT

A single family dwelling where no more than four sleeping rooms are offered for pay to transient guests for a period of stay of 14 days or less in association with breakfast the next day.

BILLBOARD

See definition for "sign, outdoor advertising".

BILLIARD PARLOR

A business establishment containing more than two pool or billiard tables that is the principal use of the business.

BLOCK

The property abutting one side of a street and lying between the two nearest intersecting streets (crossing or terminating), or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream; or between any of the foregoing and any other barrier to the continuity of development, or corporate lines of the township.

BOARD OF TOWNSHIP TRUSTEES

The Board of Township Trustees of Hamilton Township, Warren County, Ohio.

BOARD OF ZONING APPEALS (BZA)

The Hamilton Township Board of Zoning Appeals.

BUFFER OR BUFFERYARD

An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building structure, paving or portion of such land use, for the purposes of separating, screening, and softening the effects of the land use, no part of which buffer is used for active recreation or parking, or interior access drives. A buffer may include a wall, fence, or mound as provided in accordance with the provisions of [CHAPTER 8 Landscaping Regulations](#).

BUILDING

Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals, or property.

BUILDING, ACCESSORY

A subordinate building, the use of which is incidental to that of the main building or to the principal use of the premises.

BUILDING FRONTAGE

See definition of "frontage, building."

BUILDING HEIGHT

The vertical distance from the average grade at the building walls to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

BUILDING LINE

A line across the width of the lot generally parallel to the front lot and representing the distance which all or any part of the building is to be set back from the front lot line. See “setback, front”.

BUILDING MATERIAL SALES

An establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.

BUILDING, NONCONFORMING

A building that lawfully occupied a lot at the effective date of this code, or amendments thereto, and that does not currently conform to the regulations of the applicable zoning district.

BUILDING, PRINCIPAL

The building containing the main or principal uses on the lot.

BUILDING TRADES

Businesses related to the construction of buildings including, but not limited to, carpentry, electrical, plumbing, and heating/air conditioning, and the like.

BZA

See “Board of Zoning Appeals.”

CANOPY

A free standing permanent roof-like shelter not attached to or requiring support from an adjacent structure.

CELLAR

A story or portion of a story having more than one-half (1/2) of its height below average grade, and is counted as a story for the purposes of regulating the number of stories if used for dwelling purposes.

CEMETERY

Land used for the burial of the human dead and dedicated for cemetery purposes, including columbaria, crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.

CLUB, LODGE, OR OTHER SOCIAL MEETING PLACES

A building and/or facilities owned or operated by a corporation, association, person, or persons for social, educational or recreational purposes but not primarily for profit or to render a service which is customarily carried on as a business.

CLUSTER DEVELOPMENT, SINGLE FAMILY

An approach to designing a site within the urban service area and in conformance with the standards in [Section 4.8.2.A](#) in order to preserve open land by allowing clustering of single family residential lots.

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COMMERCIAL GREENHOUSE

A glassed or translucent enclosure used for the cultivation and protection of plants that are in turn sold to retail or wholesale customers and which is not related to an on-premises agricultural use that is otherwise exempt from these regulations.

COMMON AREAS

Parcels of land, together with the improvements thereon, the use and enjoyment of which shall be shared by the owners and occupants of the individual building sites within a development.

COMMUNITY GARDEN

A single piece of land that is gardened collectively by a group of people that may include individual garden plots designated for individual gardens. Community gardens may be a principal or accessory use and may include related accessory uses as allowed for in this zoning code.

COMPREHENSIVE PLAN

A long range planning document for Hamilton Township. The Hamilton Township Land Use Plan adopted by the board of township trustees and as amended from time to time is the comprehensive plan for Hamilton Township.

CONCRETE MIXING

A facility for the manufacture or mixing of concrete, cement, or concrete and cement products, including any apparatus and use incident to such manufacturing or mixing.

CONFERENCE CENTER, ASSEMBLY HALL OR BANQUET FACILITY

A facility or building available for lease by private parties that may include kitchen facilities for the preparation or catering of food, the sale of alcoholic beverages for on-premises consumption during scheduled events not open to the public, and/or outdoor gardens, decks, or reception facilities.

CONSERVATION DESIGN, SINGLE FAMILY

An approach to designing a site outside the urban service area and in conformance with the standards in [Section 4.8.2.B](#) in order to preserve open land by allowing clustering of single family residential lots.

CONSTRUCTION DUMPSTER

A container used for the temporary storage of rubbish or materials related to the related construction site or project.

CONSTRUCTION TRAILER

A mobile home, trailer, or similar temporary structure that is used as an office or for storage in conjunction with a construction project.

CONTRACTOR OFFICES AND STORAGE

A use where the principal activity is the storage of equipment and materials related to building or landscaping contractors. Such use may also include office space for the business. Such uses are typically related to the construction industry and may include, but are not limited to, plumbing, heating, roofing, interior remodeling, excavating, and landscaping contractors.

COUNTY

Warren County, Ohio.

COUNTY COMMISSIONERS

Board of County Commissioners of Warren County, Ohio.

CREMATORY

A location containing properly installed, certified apparatus intended for use in the act of cremation.

CUL-DE-SAC

A dead-end street which includes a turnaround space.

CULTURAL INSTITUTION

A use providing for display, performance, or enjoyment of heritage, history, or the arts, including but not limited to museums, arts performance venues, cultural centers, or interpretative sites, but not including commercially operated theaters.

DAY CARE CENTER

A facility operated for the purpose of providing care, protection, and guidance to individuals during part of a 24-hour day. This term includes nursery schools, preschools, adult day care centers, child day care centers, or other similar uses. Day care center does not include public or private educational facilities or any facility offering care to individuals for a full 24-hour period.

DBH

See “diameter-at-breast height”.

DECK

Any exterior floor system raised 18 inches above grade and supported on at least two opposing sides by an adjoining structure and/or posts, piers or other independent supports.

DENSITY

The quotient of the total number of dwelling units as divided by total area of the site.

DENSITY, GROSS

The density derived by dividing the total size of a PUD project area in acres by the total number of proposed dwelling units.

DETACHED ACCESSORY BUILDING

A detached accessory building is a “building” that is clearly accessory and incidental to the principal use of the lot. Detached accessory buildings may include, but are not limited to, detached garages, storage sheds, and utility sheds.

DEVELOPMENT

Any man-made change to improved or unimproved land, including but not limited to the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling.

DEVELOPMENT PLAN

A plan for the development and use of a specific parcel or tract of real estate, illustrated by a plat showing the boundaries of such parcel or tract; the location, size, height, and use of all structures; all vehicular and pedestrian ways and parking areas; all sewer and water mains, fire hydrants (both public and private); and all landscaped and recreational areas to be erected and maintained thereon; and further explained by such specifications, conditions and limitations as may be imprinted on the plat, or contained in the amendment or supplement to the zoning code, incorporating the development plan as an integral part of the zoning regulations applicable to that particular tract of land.

DIAMETER-AT-BREAST HEIGHT (DBH)

DBH is used to measure the caliper of a tree trunk at the specific height of 4.5 feet above the ground.

DISTRICT

A portion of the unincorporated area of the township within which certain uniform regulations and requirements govern the use of buildings and lots, the size of yards, building heights, and other man-made improvements.

DISTRICT, NONRESIDENTIAL

Any property or portion thereof located within the unincorporated area of Hamilton Township that has been established as a B-1, B-2, M-1, M-2, or T-C zoning district according to the terms set forth in this zoning code.

DISTRICT, PLANNED UNIT DEVELOPMENT

Any property or portion thereof located within the unincorporated area of Hamilton Township that has been established as a Planned Unit Development (PUD) zoning district according to the terms set forth in this zoning code.

DISTRICT, RESIDENTIAL

Residential district means any property or portion thereof located within the unincorporated area of Hamilton Township that has been established as a R-1, R-2, R-3, R-4, or M-H zoning district according to the terms set forth in this zoning code.

DRIVE-THROUGH FACILITY

Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions.

DROP-OFF BOX

A small collection facility where recyclable materials are purchased or accepted from the public. Typical uses include neighborhood recycling stations and thrift store collection boxes or dumpsters.

DWELLING

A building or portion thereof designed or intended to be used exclusively for residence purposes, including a permanently sited manufactured home, but not a manufactured home in a manufactured home park, industrialized unit, mobile home, tent, cabin, trailer, travel trailer, trailer coach, camper on a truck or other recreational vehicle.

DWELLING, ATTACHED SINGLE FAMILY

A single family dwelling that is joined to another single family dwelling by a party or common wall.

DWELLING, CARETAKER

An accessory dwelling on a nonresidential premises, occupied by the person, and his or her family, who oversees the nonresidential operation.

DWELLING, MULTI-FAMILY

A building or portion thereof designed for or occupied by more than two non-transient families or housekeeping units, living independently of each other, with cooking and sanitary facilities in each dwelling unit. Multi-family dwelling shall include apartment buildings, elderly housing, and buildings where three or more dwellings are attached by common walls or floors within a single structure.

DWELLING, SINGLE FAMILY

A building designed for or occupied exclusively by one non-transient family or housekeeping unit.

DWELLING, TWO FAMILY

A building designed for or occupied exclusively by two non-transient families or housekeeping units, living independently of each other, with cooking and sanitary facilities in each dwelling unit.

DWELLING UNIT

A single unit of one or more rooms providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation but not including a tent, cabin, hotel, motel, recreational vehicle, or other temporary or transient structure or facility. A dwelling unit shall not include a mobile home or recreational vehicle, camping equipment, or a manufactured home except for permanently sited manufactured homes that conform to the requirements for such uses.

EASEMENT

Authorization by a property owner for the use by another, for a specified purpose, of any designated part of his or her property.

EDUCATIONAL INSTITUTION

Buildings or structures used to teach students. Educational institutions may include primary schools, elementary schools, middle schools, or high schools, and teaching at higher educational levels, including, but not limited to, colleges, vocational schools, universities, training centers and other similar uses.

ENTRANCE MONUMENT

A fence, wall, or sign located at the entrance of a subdivision or development that identifies the name of the subdivision or development.

EQUIPMENT RENTAL

An establishment providing the rental of tools, lawn and garden equipment, construction equipment, party supplies, and similar goods and equipment, but excluding equipment used for excavation, grading or similar tasks or processes.

EXCAVATION

The process of altering the natural grade/elevation by cutting, filling, or moving the earth, or any activity by which soil or rock is cut, dug, quarried, uncovered, removed, displaced, or relocated.

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EXPANSION

An increase in the size of an existing structure or use, including physical size of the land, building, parking, or other improvements or structures.

FAA

The Federal Aviation Administration.

FAÇADE

The exterior wall of a building parallel to the frontage line or the street that fronts the parcel on which the building is located. Facades may be on the front, side, or rear elevation of the building regardless of whether the building side faces a street.

FAMILY

A person living alone, or two or more persons customarily living together as a single housekeeping unit and using common cooking facilities as distinguished from a group occupying a hotel, club, boarding or lodging house, motel, sorority house, fraternity house or group home.

FAMILY DAY CARE HOME, TYPE-A

A permanent residence of the provider in which child day care or publicly funded day care is provided for seven to 12 children at one time or is the permanent residence of the provider in which child day care is provided for four to 12 children at one time if four or more children are under two years of age at one time. In counting children for the purposes of this definition, any children under six years of age who are related to the provider and who are on the premises of the Type-A day care home shall be counted. Type-A day care homes do not include homes where all of the children being cared for are siblings and the residence is the home of the siblings. Type-A day care homes do not include any child day camp as defined in ORC Section 5104.01.

FAMILY DAY CARE HOME, TYPE-B

A permanent residence of the provider in which child day care is provided for one to six children at one time and in which no more than three children are under two years of age at one time. In counting children for the purposes of this definition, any children under six years of age who are related to the provider and who are on the premises of the Type-B day care home shall be counted. Type-B day care homes do not include homes where all of the children being cared for are siblings and the residence is the home of the siblings. Type-B day care homes do not include any child day camp as defined in ORC Section 5104.01.

FCC

The Federal Communications Commission.

FENCE

An artificial barrier or divider constructed to prevent escape or intrusion, to mark a boundary, or to enclose an area.

FINANCIAL INSTITUTION

Any building, property or activity of which the principal use or purpose of which is the provision of financial services including but not limited to banks, credit unions, savings and loan institutions, mortgage companies and facilities for automated teller machines (ATMs).

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FLAG

Any fabric or other flexible material attached to or designed to be flown from a flagpole or similar device.

FLOOD

A general and temporary condition of partial or complete inundation of normally dry lands.

FLOOD, 100 YEAR

A flood that on the average is likely to occur once every 100 years (i.e., that has a one percent chance of occurring each year, although the flood may occur in any year).

FLOOD PLAIN

A relatively flat or low land area adjoining a river, stream or watercourse which is subject to partial or complete inundation due to the periodic overflow of surface waters; or an area subject to the unusual and rapid accumulation of surface waters from any source.

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100 year flood without cumulatively increasing the water surface elevation more than one foot.

FLOODWAY FRINGE

The area within the 100 year flood plain that is outside the floodway.

FOOTCANDLE

A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle.

FRONTAGE, BUILDING

The length of an enclosed building facing a public or private street. See [Figure 12-1](#).

FRONTAGE, STREET

The length of the property line of any one premises along a public right-of-way on which it borders. See [Figure 12-1](#) and [Figure 12-2](#).

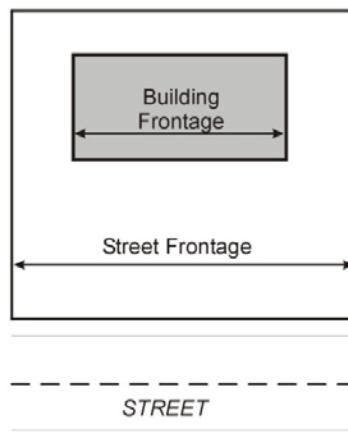


Figure 12-1: An illustration of street frontage and building frontage.

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FUNERAL HOME

A building or part thereof used for human funeral services and which may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, and other related supplies, the storage of funeral vehicles, facilities for cremation, chapels, and other related uses.

GARAGE

A detached or semi-detached accessory building or portion of the principal building used for the storage of motor vehicles, boats and their trailers, by the occupants of the premises. Garages in certain nonresidential districts may be used for the repair or servicing of vehicles if the use is permitted within the applicable zoning district.

GARDEN OR LANDSCAPE SUPPLY STORE

A place of business where retail or wholesale products and produce are sold to the consumer, and import most of the items sold, which may include plants, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and landscaping variety tools and utensils.

GLARE

Direct light that causes annoyance, discomfort or loss in visual performance and visibility.

GRADE

The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, the above ground level shall be measured at the sidewalk, unless otherwise defined herein.

GRASS

A species of perennial grass grown as permanent lawns or for landscape purposes, as distinguished from those species grown for agricultural or commercial seed purposes.

GRAVEL OR SAND EXTRACTION

Mining in which the mineral removed is restricted to sand and gravel.

GRAVEL SURFACE PARKING LOTS

An area designated for the parking or temporary storage of vehicles that is surfaced with gravel or other types of crushed stone to create a temporary parking surface.

GROUND COVER

A plant growing less than two feet in height at maturity that is grown for ornamental purposes. Ground covers are used as an alternative to grasses. On slopes, ground covers control erosion while eliminating the maintenance of mowing on hillsides. Ground covers also provide permanent covering of open ground to prevent erosion and/or create visual appeal.

HEDGE

A line of closely spaced shrubs and tree species, planted and trained in such a way as to form a barrier, screen, or to mark the boundary of an area.

HIGHWAY

An officially designated state or federal numbered highway or other road designated as a major street on the Official Thoroughfare Plan of Warren County.

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HOME OCCUPATION

Any occupation, profession, activity or use which is customarily incidental to the principal use of the premises and is conducted by a resident occupant which does not alter the exterior of the property or affect the residential character of the neighborhood.

HOSPITAL

A facility providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured.

HOTEL OR MOTEL

A building in which lodging is provided for transient guests and operated for profit and which may provide additional services such as restaurants, meeting rooms and recreational facilities.

IMPERVIOUS SURFACE

Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to buildings, roofs, parking and driveways, sidewalks, and pavement.

INDOOR RECREATION OR ENTERTAINMENT FACILITY

A recreational facility where all activities occur within a fully enclosed building and which is operated for commercial profit. Such uses include, but are not limited to, bowling alleys, dance clubs, movie theaters, and indoor athletic clubs.

INDUSTRIALIZED UNIT

A building unit or assembly of closed construction fabrication in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure and that requires transportation to the site of intended use, including 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, but not including a manufactured home or a mobile home.

INSTITUTIONAL HOUSING

Housing for the elderly or infirm in which three or more unrelated individuals may live on a short-term or long-term basis and where both food and care are provided for compensation. Institutional housing includes, but is not limited to, elderly housing, nursing homes, assisted living facilities, and hospices. Institutional housing shall not include hospitals, medical offices, medical or dental clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured without long-term residency.

INTERNET CAFÉ

A place which provides internet access to the public, usually for a fee. These businesses usually provide snacks and drinks, hence the café in the name. The fee for using a computer is usually charged as a time-based rate. This use does not include viewing or ability to view pornographic or sexually oriented materials, and does not include internet sweepstakes establishments.

INTERNET SWEEPSTAKES ESTABLISHMENT

An establishment that promotes the sale of prepaid internet time cards, phone cards or similar device to retail customers in varying amounts for use at its business location which entitle each cardholder to participate in sweepstakes. The sweepstakes system allows a customer to use the phone card, internet time cards or similar device at a game terminal to browse the internet or participate in games which reveal sweepstakes entries, prizes, prize values or the like.

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JUNK

Scrap, abandoned or discarded metal, paper, wood, plastic, rubber, glass, building materials, equipment, bottles, appliances, furniture, rags, trash, rubbish, inoperable motor vehicles or parts thereof, or similar materials/items.

JUNKYARD

A place not in a completely enclosed building including auto wrecking yards and building wrecker yards, where waste, scrap metal, discarded or salvaged material is bought, sold, exchanged, baled, packed, stored, disassembled or handled.

KEEPING OF CHICKENS

The noncommercial raising and caring of female chickens on a residential lot as an accessory use.

KENNEL

Any structure or premises on which more than five dogs and/or cats that are more than five months of age are kept. Kennel includes facilities that provide daytime care for dogs and/or cats.

LAND USE PLAN

The Hamilton Township Land Use Plan adopted by the board of township trustees and as amended from time to time.

LANDSCAPE MATERIAL

Landscaping consists of:

- Material such as, but not limited to, living trees, shrubs, vines, lawn grass, ground cover, and landscape water features; and
- Non-living durable material commonly used in landscaping including, but not limited to, rocks, pebbles, sand, decorative walls and fences, brick pavers and earthen mounds, but excluding pavements for vehicular use.

LANDSCAPING

The improvement of a lot, parcel, tract of land, or portion thereof, with grass, shrubs, and trees. Landscaping may include pedestrian walks, flower beds, trees, shrubs, and ornamental objects such as fountains, statuary, and other similar natural and artificial objects.

LAUNDRY OR LAUNDROMAT

A facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patrons.

LIGHT, CUTOFF

An artificial outdoor light source designed to ensure that no light is directly emitted above a horizontal line parallel to the ground as regulated in [Section 6.3 Outdoor Lighting](#).

LIGHT, NON-CUTOFF

An artificial outdoor light source designed to allow light to be directly emitted above a horizontal line parallel to the ground as regulated in [Section 6.3 Outdoor Lighting](#).

LIGHT TRESPASS

Light emitted by a lighting fixture that falls beyond the boundaries of the property on which the fixture is installed.

CHAPTER 12: Definitions

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LIQUOR STORE

A store which sells or offers to sell alcoholic beverages for off-site consumption.

LIVESTOCK

Generally accepted outdoor farm animals including, but not limited to, cows, goats, horses, pigs, barnyard fowl, etc. Livestock shall not include dogs, cats, and other household pets.

LOADING SPACE

An off-street space on the same lot with a building, or a group of such buildings and accessory buildings, or utilized for the principal use and accessory use.

LOT

A parcel of land that is part of a plat, legally recorded in the Warren County Recorder's Office, occupied or intended to be occupied by a principal use or structure.

LOT AREA

The total area within the lot lines of a lot, excluding any street right-of-way or other legal public dedication.

LOT, CORNER

A lot abutting upon two or more streets at their intersection or upon two parts of the same street, and in either case forming an interior angle of less than 135 degrees. See [Figure 12-2](#).

LOT COVERAGE

That portion of a lot that is covered by the principal and accessory building, structures, and surfaces that prevent the passage or absorption of stormwater including paving and driveways (impervious surfaces).

LOT, CUL-DE-SAC OR CURVED STREET

A lot with frontage along a curved street or cul-de-sac.

LOT, DOUBLE FRONTAGE

A lot having a frontage on two non-intersecting streets, as distinguished from a corner lot. See [Figure 12-2](#).

LOT, INTERIOR

A lot, other than a corner lot, panhandle lot, double frontage lot, or triple frontage lot that includes those lots that have a front lot line along a street and all other lot lines abutting other lots. See [Figure 12-2](#).

LOT LINE, FRONT

The front property line, which is coterminous with the street right-of-way, or the edge of pavement if the front property boundary extends into a right-of-way easement. A front lot line is generally parallel to or less than 45 degrees to the rear lot line. The front lot line is generally opposite the rear lot line.

LOT LINE, REAR

A lot line opposite a front yard line. A rear lot line is generally parallel to or less than 45 degrees to the front street right-of-way line.

LOT LINE, SIDE

A lot line generally extending perpendicular to the front and rear lot lines. The side lot line extends between the front lot line and the rear lot line.

LOT LINES

The property lines bounding the lot.

LOT, NONCONFORMING

A lot which does not conform to the minimum site development standards for the applicable zoning district.

LOT OF RECORD

A lot which is part of a subdivision, the plat of which has been recorded in the Warren County Recorder’s Office, or a lot described by metes and bounds, the description and deed of which has been recorded in such office.

LOT, PANHANDLE

A lot not fronting or abutting a public street and where access to the public street is limited to a strip of land. See [Figure 12-2](#).

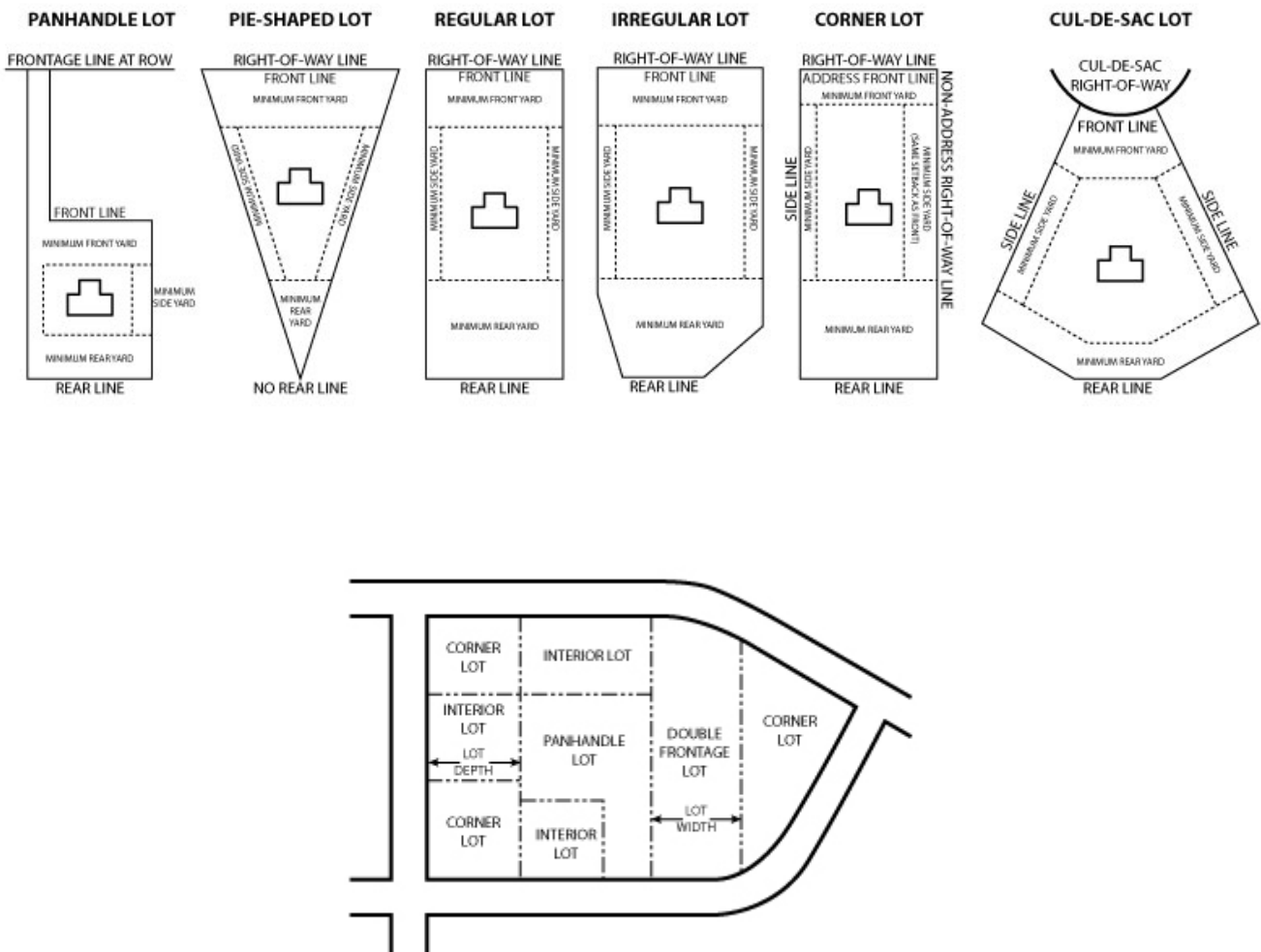


Figure 12-2: Illustration of lot configurations and types

LOT WIDTH

The horizontal distance between the side lot lines measured at the front setback. See [Figure 12-2](#).

LUMBER YARD

An outdoor facility where there are retail sales of lumber and other building materials.

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.

MANUFACTURED HOME PARK

Any tract of land upon which three or more manufactured or mobile homes used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle or enclosure used or intended for use as part of the facilities of the park. Manufactured home park does not include any of the following:

1. Any tract of land used solely for the storage or display for sale of manufactured or mobile homes or solely as temporary parking or camping.
2. A tract of land that is subdivided and the individual lots are for sale or sold for the purpose of installation of manufactured or mobile homes used for habitation and the roadways are dedicated to the local government authority.
3. A tract of land within an area that is subject to local zoning authority and subdivision requirements and is subdivided and the individual lots are for sale or sold for the purpose of installation of manufactured or mobile homes for habitation.

MANUFACTURED HOME, PERMANENTLY SITED

A "manufactured home" that meets the requirements for a permanently sited manufactured home in [Section 4.8.2.F](#).

MANUFACTURING, HEAVY

Uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials; a use engaged in storage of, or manufacturing processes using flammable or explosive material; storage or manufacturing process that potentially involve hazardous conditions; or uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, recycling establishments, truck terminals, public work yards and container storage.

MANUFACTURING, LIGHT

The assembling, altering, fabricating, finishing, processing or the treatment or storage of a product primarily within a fully enclosed building and which does not utilize hazardous or dangerous chemicals or processes.

MAXIMUM EXTENT FEASIBLE

No feasible or practical alternative exists, as determined by the zoning inspector, and all possible efforts to comply with the standards or regulation or minimize potential harmful or adverse impacts have been undertaken by an applicant. Economic considerations may be taken into account but shall not be the overriding factor determining "maximum extent feasible."

MEDICAL AND DENTAL CENTER OR OUTPATIENT CLINIC

A building or facility used for the care, diagnosis, and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room nor kept overnight on the premises.

MIXED USE OR MIXED USE BUILDING

A combination of residential, and office or commercial uses within the same building.

MOBILE HOME

Any non-propelled vehicle transportable in one or more sections, which in the traveling mode, is eight feet or more in body width or 40 feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems therein. Calculations used to determine the number of square feet in a structure are based on the structure's exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets and other projections containing interior space, but does not include bay windows.

MONOPOLE

A support structure constructed of a single, self-supporting hollow metal tube securely anchored to a foundation.

MOUND

A mound or berm formed as a result of man-made grading and/or excavation.

NAMEPLATE

A sign indicating only the name and/or address of the person, business, or activity occupying the lot or the buildings.

NIGHT CLUB

A place operated for profit, where food is served for consumption on the premises and one or more forms of amusement are provided or permitted for a consideration that may be in the form of a cover charge or may be included in the price of the food and beverages, or both, purchased by patrons. Does not include sexually oriented businesses, game rooms, or video arcades.

NON-PERMANENTLY SITED MANUFACTURED HOME

A manufactured home that is located within a manufactured home park in compliance with the standards of [Section 4.8.2.F Non-Permanently Sited Manufactured Home Park](#).

NONCONFORMITY

A use, lot, structure, building, sign, or lighting that does not comply with the provisions of this zoning code. See also the definitions for “use, nonconforming,” “lot of record,” “building, nonconforming,” and “structure, nonconforming.”

ODOT

The Ohio Department of Transportation.

OEPA

The Ohio Environmental Protection Agency.

OFFICE

A building or portion of a building wherein services are performed involving predominately administrative, professional or clerical operations.

OFFICE-WAREHOUSE

A building in which the affairs of an office are conducted in which the storage and service of products may also be conducted. The warehouse use shall be predominant and the office use ancillary to the building. No walk-in retail sales shall be permitted. No outside storage shall be permitted.

OPEN SPACE

Land or water used for resource protection, recreation, amenity and/or buffering.

OPEN SPACE, COMMON

Land used for resource protection, recreation, amenity and/or buffering that is collectively owned by a home owners association, business owners association, or a group of property owners.

ORC

The Ohio Revised Code.

OUTDOOR COMMERCIAL RECREATION OR ENTERTAINMENT FACILITY

A recreational facility where some or all activities occur outside of a structure and which is operated for commercial profit. Such uses include, but are not limited to, private ball fields and commercial sports stadiums.

OUTDOOR LIGHTING

Any source of light that is installed or mounted outside of an enclosed building or structure, but not including streetlights installed or maintained along public streets by a government agency or public utility. See [Section 6.3 Outdoor Lighting](#).

OUTDOOR SALES AND DISPLAYS

The placement of products or materials for sale or lease outside of a retail or wholesale sales establishment.

OUTDOOR STORAGE

A lot or facility for the keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours.

OUTDOOR WOOD FURNACE

Any equipment, device, appliance or apparatus, or any part thereof, which is installed, affixed or situated outdoors for the primary purpose of combustion of fuel to produce heat or energy used as a component of a heating system providing heat for any interior space or water source. An outdoor wood furnace may also be referred to as an outdoor wood boiler or outdoor wood-fired hydronic heater.

OWNER

A person recorded as the property owner on official records.

PAINT SHOP

An establishment in which the principal business involves the sale of paint and paint supplies, and may include the sale of other decorating materials, tools, or accessories.

PARAPET OR PARAPET WALL

That portion of a building wall that rises above the roof level.

PARCEL

A distinct portion or tract of land as is recorded and distinguished in the Warren County Auditor's Property Tax Atlas.

PARK

Any public land available for recreational, educational, cultural, or aesthetic use.

PARKING AISLE

The driveway or access drive by which a vehicle enters and departs a parking space.

PARKING LOT

A surface level facility providing vehicular parking spaces along with adequate drives and aisle, for maneuvering, so as to provide access for entrance and exit for the parking of more than two vehicles.

PARKING SPACE

A designated parking area designed for one vehicle that is exclusive of drives, aisles or entrances giving access thereto.

PASSIVE PARK, RECREATION FACILITY, OR OPEN SPACE

Any park or recreational facility where there is no grading of the land, the construction of facilities, lighting or development of ball fields with the exception that passive parks, recreational facilities, and conservation areas may include the development and grading of trails and sidewalks and parking spaces.

PEDESTRIAN WAY

A path or sidewalk used for non-motorized transportation, and may include use by bicycles.

PERMANENT FOUNDATION

A standard design of continuous reinforced concrete or masonry materials, in the form of a wall beneath the exterior perimeter walls of a building and connected to, or resting on, a concrete footer and as necessary for support of other structural members located under or outside a building they are part of, and/or as required for permitting by the Warren County Building Department or appropriate permitting organization.

PERMANENTLY SITED MANUFACTURED HOME

A manufactured home that is in compliance with the standards of [Section 4.8.2.G Permanently Sited Manufactured Home](#).

PERSON

Any individual, corporation, government agency, government official, business trust, partnership, two or more persons having a joint interest, or any other legal entity.

PLANNED UNIT DEVELOPMENT (PUD)

A development that is planned for a single use, or to integrate a variety of uses with collateral uses, in which lot size, setback lines, yard areas, and building types may be varied and modified to achieve particular design objectives and make provision for open spaces, common areas, utilities, public improvements, and collateral uses.

PLAT

A map or other scale drawing of a lot, or other parcel of ground, showing shape and dimensions.

PORCH

A covered, but non-enclosed, portion of a house, excluding a carport.

PREMISES

A parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

PRINTING SHOP

An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint, or offset printing equipment, including publishing, binding and engraving.

PUBLIC AND GOVERNMENT BUILDING OR USE

A building or land used and/or controlled exclusively for governmental or public purposes by any department or branch of government including township, state, county, or other recognized public entity. Such use may include, but is not limited to, township offices, public works, libraries, post offices, and other uses not defined separately within this chapter. Government and public use shall not include schools or other educational facilities as defined elsewhere in this zoning code.

PUBLIC HEARING

A meeting open to the public advertised in advance in the local printed media, or as otherwise required by statute, concerning proposed resolutions, amendments or other official township business which require public participation and input.

QUORUM

The minimum number of board members that must be present in order to conduct official business or take official action.

RACE TRACK OR COURSE

A measured course where animals or machines are entered in competition against one another or against time, including tracks used in the training of animals, and may contain seating, concessions, suites, and parking facilities.

RAIN GARDEN

A shallow, excavated, planted depression or feature designed to temporarily hold stormwater runoff, typically consisting of an absorbent-plant based soil bed, a mulch layer, and a planting material such as shrubs, grasses, and flowers.

REAL ESTATE SALES/MODEL HOMES

A dwelling unit temporarily converted into a sales and display office or a temporary sales trailer/office established in a development or subdivision for the purpose of providing an example of the units in the development.

RECORDED SUBDIVISION

A subdivision plan that has been approved by Warren County and recorded with the Warren County Recorder's Office.

RECREATION CAMP

A tract of land upon which five or more portable camping units are placed and includes any roadway, building, structure, vehicle or enclosure used or intended for use as part of the facilities of the camp. A tract of land that is subdivided for lease or other contract of the individual lots is a recreational camp if five or more portable camping units are placed on it for recreation, vacation or business purposes.

RECREATION FACILITIES

Indoor or outdoor activities/facilities including, but not limited to, baseball fields, swimming pools, tennis courts, skating rinks, golf driving ranges, and the like.

RECREATIONAL VEHICLE

A vehicular portable structure that is designed and constructed to be used as a temporary dwelling for travel, recreation and vacation uses, but shall exclude manufactured homes, and is classified as follows:

- **Fifth Wheel Trailer** – A vehicle that is of such size and weight as to be moveable without a special highway permit, that has a gross trailer area of 400 square feet or less, that is constructed with a raised forward section that allows a bi-level floor plan and that is designed to be towed by a vehicle equipped with a fifth-wheel hitch originally installed in the bed of a truck.
- **Motor Home** – A self propelled recreational vehicle that is constructed with permanently installed facilities for cold storage, cooking and consuming of food and for sleeping.
- **Park Trailer** – A vehicle that is commonly known as a park model recreational vehicle, meets the American National Standards Institute A119.5 (1988) for park trailers, is built on a single chassis, has a gross area of 400 square feet or less when set up, is designed for seasonal or temporary quarters and may be connected to facilities necessary for the operation of installed features and appliances.
- **Trailer** – A vehicle without motive power that is designed or used for carrying property or persons wholly on its own structure and for being drawn by a motor vehicle and includes any such vehicle that is formed and operated as a combination of a semitrailer and a vehicle of the dolly type, such as that commonly known as a trailer dolly, a vehicle used to transport agricultural produce or agricultural production materials between a local place of storage or supply and the farm, when drawn or towed on a public road or highway at a speed greater than 25 miles an hour and a vehicle that is designed and used exclusively to transport a boat between a place of storage and a marina or in and around a marina, when drawn or towed on a public road or highway for a distance of more than 10 miles or at a speed of more than 25 miles per hour. Trailer does not include a manufactured home or travel trailer as defined in this zoning code and is not considered a building, structure or dwelling outside of a manufactured home park.
- **Travel Trailer** – means a non-self propelled recreational vehicle that does not exceed the overall length of 35 feet, exclusive of bumper and tongue or coupling and contains less than 320 square feet of space when erected on site. Travel trailer includes a tent-type fold out camping trailer.

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- **Truck Camper** – means a non-self propelled vehicle that does not have wheels for road use and is designed to be placed upon and attached to a motor vehicle. Truck camper does not include truck covers that consist of walls and a roof, but do not have floors and facilities enabling them to be used as a dwelling.

RECREATIONAL VEHICLE, DEPENDANT

A recreational vehicle other than a self-contained recreational vehicle.

RECREATIONAL VEHICLE PARK

A tract of land used for parking five or more self-contained recreational vehicles and includes any roadway, building, structure, vehicle or enclosure used or intended for use as part of the park facilities and any tract of land that is subdivided for lease or other contract of the individual lots for the express implied purpose of placing self-contained recreational vehicles for vacation, or business purposes, and does not include any tract of land used solely for storage or display for sale of self-contained recreational vehicles, or solely as a temporary park-camp.

RECREATIONAL VEHICLE, SELF-CONTAINED

A recreational vehicle that can operate independent of connections to sewer and water and has plumbing fixtures or appliances, all of which are connected to central holding tanks located within the vehicle.

REGIONAL PLANNING COMMISSION

The Warren County Regional Planning Commission.

REINFORCED TURF

Grass grown on a special membrane that is laid over a prepared bedding layer that includes a sub-base designed specifically to support the temporary parking of motor vehicles while having the appearance of a turf lawn.

RELIGIOUS PLACE OF WORSHIP

A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to facilitate public worship.

RESEARCH AND DEVELOPMENT FACILITY OR LABORATORY

A building in which scientific research, investigation, testing or experimentation is conducted, but not including the manufacturing or sale of products, except as incidental to the main purpose of the laboratory or facility.

RESIDENTIAL FACILITY

A home or facility, as defined and regulated in ORC Section 5123.19, in which a mentally retarded or developmentally disabled person resides, except the home of a relative or legal guardian in which a mentally retarded or developmentally disabled person resides, a respite care home certified under ORC Section 5126.05, a county home or district home operated pursuant to ORC Chapter 5155, or a dwelling in which the only mentally retarded or developmentally disabled residents are in an independent living arrangement or are being provided supported living. See also “Adult Family Home” and “Adult Group Home.”

RESIDENTIAL FACILITY, LARGE

A residential facility where there is supervision in a family setting of nine to 16 persons.

RESIDENTIAL FACILITY, SMALL

A residential facility where there is supervision in a family setting of six to eight persons.

RESTAURANT

An establishment with table service whose principal business is the selling of unpackaged food and beverages to the customer in a ready to consume state, in individual servings, or in non-disposable containers, provided that no drive-through window is permitted.

RETAIL AND SERVICE COMMERCIAL USE

Uses including, but not limited to, groceries and other food stores, coffee shops, soda fountains, internet café, ice cream parlors, drug stores, barber shops, beauty salons, bakeries, dry cleaning, laundromats, tailoring, shoe repair shop, electrical appliance repair/servicing, and the like.

RIGHT-OF-WAY

Land dedicated to or owned by the public for use as a roadway, walk or other way.

ROADSIDE STAND

The use of any land or a structure for the sale of produce in accordance with the provisions of [Section 4.9.5.O](#).

ROOF LINE

The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

SATELLITE DISH

A dish-like antenna used, or intended to be used, to transmit or receive satellite transmissions.

SAWMILL

An operation or facility which has as its predominant purpose the sawing or planing of logs or trees into rough slabs, and is sometimes referred to as a planing mill.

SCREEN OR SCREENING

A visual shield between uses accomplished by the use of mounds, landscaping, walls or other aesthetic means.

SEASONAL AGRICULTURAL SALES

The temporary sale of agricultural products such as fruits, vegetables, and juices where such facilities may sell agricultural products not grown on site. Seasonal sales, including the sale of such items as Christmas trees, pumpkins, seasonal produce, and similar agricultural products.

SELF-STORAGE FACILITY OR MINI-WAREHOUSE

A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-storage of personal property.

SETBACK

The minimum distance of a building or structure must be built from a property line or road right-of-way as defined further in [Section 6.1 Measurements, Computations, and Exceptions](#). Driveways and pavement are not considered a structure.

SETBACK, FRONT

The minimum distance required between a building, structure, or improvement and the front lot line.

SETBACK LINE

The line created when applying the required setback distance to a lot.

SETBACK, REAR

The minimum distance required between a building, structure, or improvement and the rear lot line.

SETBACK, SIDE

The minimum distance required between a building, structure, or improvement and a lot line that is shared with another lot.

SEXUALLY ORIENTED BUSINESS

Sexually oriented business are those businesses specified below:

- **Adult Arcade** – A commercial establishment where, for any form of consideration, one or more still or motion pictures projectors, slide projectors, or similar machines, or other image-producing machine, for viewing by five or fewer persons each, are regularly used to show films, motion pictures, video cassettes, slides, or photographic reproductions characterized by the depiction or description of "Specified Sexual Activities" or "Specified Anatomical Areas".
- **Adult Book Store, Adult Novelty Store or Adult Video Store** – A commercial establishment which has as a significant or substantial portion of its stock-in-trade, or derives a significant or substantial portion of revenues, or devotes a significant or substantial portion of its interior business or advertising to the sale or rental for any form of consideration, of any one or more of the following:
 1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, computer software, compact discs, or other visual representations, characterized by the depiction or description of specified sexual activities or specified anatomical areas.
 2. Instruments, devices, or paraphernalia designed for use or marketed primarily for stimulation of human genital organs, or for sadomasochistic use or abuse.
- **Adult Cabaret** – A nightclub, bar, restaurant, bottle club, car wash, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features:
 1. Persons who appear nude, or in the state of nudity, or semi-nudity;
 2. Live performances characterized by the exposure of specified sexual activities or specified anatomical areas;
 3. Films, motion pictures, video cassettes, slides, or other photographic reproductions, characterized by the depiction or description of specified sexual activities or specified anatomical areas.
- **Adult Motel or Hotel** – A motel, hotel or similar commercial establishment which:
 1. Persons who appear nude, or in the state of nudity, or semi-nudity;
 2. Offers public accommodations, for any form of consideration, which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions, characterized by the depiction of specified sexual activities or specified anatomical areas and which advertises the availability of this sexually-oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising, including but not limited to newspapers, magazines, pamphlets or leaflets, radio or television; or
 3. Offers a sleeping room for rent for a period of time less than 10 hours; or
 4. Allows a tenant or occupant to sub-rent the sleeping room for a time period of less than 10 hours.

- **Adult Motion Picture Theater** – A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions that are characterized by the depiction or description of specified sexual activities or specified anatomical areas are regularly shown to more than five individuals for any form of consideration.
- **Adult Theater** – A theater, concert hall, auditorium, or similar commercial establishment that, for any form of consideration, regularly features persons who appear in a state of nudity or semi-nudity or live performances that are characterized by their emphasis upon the exposure of specified anatomical areas or specified sexual activities.
- **Escort** – A person who, for any form of consideration, agrees or offers to act as a companion, guide or date for another person, or agrees or offers to privately model lingerie, or privately perform a striptease for another person.
- **Escort Agency** – A person or business association that, for any form of consideration, furnishes, or offers to furnish an escort(s), guide(s), date(s), or companion(s) for another person.
- **Massage Parlor** – Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation's, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as a part of, or in connection with "Specified Sexual Activities", or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "Specified Anatomical Areas". This definition shall not include the practice of massage in a licensed hospital, under the auspices of a licensed hospital, by a licensed physician, surgeon, chiropractor or osteopath, by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor or osteopath, or by trainers for any amateur, semi-professional or professional athlete, or athletic team, or school athletic program.
- **Nude Model Studio** – Any place where a person, who regularly appears in a state of nudity, or displays specified anatomical areas, is provided, for any form of consideration, to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other person.
- **Sexual Encounter Establishment** – A business or commercial establishment, that as one of its primary business purposes, offers for any form of consideration, a place where two or more persons congregate, associate or consort, for the purpose of specified sexual activities, or the exposure of specified anatomical areas, or activities when one or more of the persons is in a state of nudity or semi-nude. This definition shall not include an establishment where a medical practitioner, psychologist, psychiatrist or similar person licensed in the State of Ohio, engages in medically approved and recognized sexual therapy.

The following terms are used in the determination and regulation of sexually oriented businesses:

- **Employee** – A person who works or performs as a part of a business association or as a private contractor, regardless of whether or not said person is paid a salary, wage, or other compensation by the operator of said business, excluding a person exclusively on the premises for repair or maintenance of the premises or equipment thereon, or for the delivery of goods to the premises.
- **Establishment** – The opening or commencement of any business as a new business, or the conversion of an existing business.
- **Nudity or State of Nudity** – The appearance of human bare buttocks, anus, male or female pubic region or genitals, or the areolae or nipple of the female breast; or a state of dress which fails to opaquely and fully cover human buttocks, anus, male or female pubic region or genitals, or the areolae or nipple of the female breast.
- **Operator** – The owner, permit or license holder, custodian, manager, operator, or person in charge of any business premises.
- **Permitted or Licensed Premises** – Any premises that requires a license and/or permit under [Section 4.8.3.L Sexually Oriented Businesses](#) of the zoning code.

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- **Permittee and/or Licensee** – A person or persons in whose name a permit and/or license to operate a business under these regulations has been issued, as well as the individual or other legal entity listed as an applicant on the application for a permit and/or license.
- **Person** – An individual, proprietorship, partnership, corporation, association, or other legal entity.
- **Protected Uses** – Those uses listed below:
 1. Public building means any building owned, leased, or held by the United States, the State of Ohio, Warren County, any city, village or township, any special district or school district, or any other agency or political subdivision, which building is used for government purposes.
 2. Land which has been designated for park or recreational activities, including but not limited to, a park; playground; nature trails; swimming pool; reservoir; athletic field; basketball or tennis courts; pedestrian or bicycle paths; open space; wilderness areas; or similar land.
 3. Quasi-public facility means any building or improved property customarily open to the public for noncommercial purposes, but which is not under government ownership or control.
 4. Religious institution means any church, synagogue, mosque, temple or building used primarily for religious worship and related religious activities.
 5. Residential district or use means districts R-1, R-2, R-3, R-4, M-H, T-C, as set forth in this zoning code.
 6. School means any public or private educational facility, including but not limited to child day care facilities, nursery schools, pre-schools, kindergartens, elementary, primary, intermediate, junior, middle, secondary or high schools, vocational schools, continuation schools, special education schools, junior colleges, colleges and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.
- **Semi-nude** – A state of dress in which clothing covers no more than the genitals, pubic region, and areolae of the female breast, as well as portions of the body covered by supporting straps or devices, as applicable.
- **Specified Anatomical Areas** – Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breast below a point immediately above the top of the areola, or human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- **Specified Sexual Activities** – Real or simulated sexual intercourse, oral copulation, masturbation, or sodomy, or excretory functions as a part of or in connection with any of these activities; or the fondling, intentional touching of human genitals, pubic region, buttocks, anus, or female breast; or human genitals in a state of sexual stimulation, arousal or tumescence.
- **Specified Criminal Acts** – Those offenses defined in ORC Chapter 2907, and as the same, may, from time to time be amended and similar offenses pursuant to municipal ordinances, township/county resolutions of this or any other state, the statues and regulations of any other state or of the United States or tax violations in connection with sexually oriented business.
- **Substantial Enlargement of a Sexually Oriented Business** – An increase in the original floor area occupied by the business by more than 15 percent.
- **Transfer Control of a Business** – The sale, lease, or sublease of the business; or the transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means, voluntary or otherwise; or the establishment of a trust, gift, or similar legal device, which transfers ownership or control of the business, except for transfer by bequest, or other operation of law upon the death of a person possessing the ownership or control.

SHEET METAL SHOP

A place for the assembly of metal parts, including blacksmith, welding, sheet metal, machine and boiler shops, that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

SHRUB

A woody plant, smaller than a tree, consisting of several small stems emerging from the ground, or small branches near the ground. Shrubs may be deciduous or evergreen.

SIDEWALK

A pedestrian walkway within a right-of-way of a public street but not on the street surface.

SIGN

Any object, device, display or structure or part thereof situated outdoors or adjacent the interior of a window or doorway which is used to advertise, promote, identify, display, direct, locate or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, pictures, logos, figures, designs, symbols, fixtures, colors, or projected images.

SIGN, ABANDONED

A sign or sign structure which no longer correctly directs any activity conducted or product available on the premises where such sign is displayed.

SIGN AREA

See [Section 9.4.1 Sign Face or Area](#) for determination of sign area.

SIGN, AWNING OR CANOPY

Any sign that is painted on, part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area identifying the name of the owner and business, industry, or pursuit conducted within the premises.

SIGN, CHANGEABLE COPY

A sign such as a bulletin board, announcement board, or electronic message sign, where the message or graphic is not permanently affixed to the structure, framing, or background and may be periodically replaced or covered over by electronic or mechanical devices.

SIGN, COMMERCIAL MESSAGE

Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

SIGN, DIRECTIONAL GROUND

A permanent sign located on private property, at or near the public right-of-way, directing or guiding vehicles from the street onto private property.

SIGN, ELECTRONIC MESSAGE BOARD

A sign whose alphabetic, pictographic, or symbolic information content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments.

SIGN, EXEMPT

Signs exempted from normal permit requirements.

SIGN FACE

The area or display surface used for the message.

SIGN, FLASHING

Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or any externally mounted intermittent light source.

SIGN, FREESTANDING POLE

A sign that is supported from the ground by poles or other types of individual supports.

SIGN, GROUND-MOUNTED

Any permanent or temporary sign placed on the ground or attached to a supporting structure (not on poles or pylons) and not attached to any building.

SIGN HEIGHT

See [Section 9.4.4 Sign Height](#) for determination of sign height.

SIGN, ILLEGAL

Any sign which is contrary to the requirements of this code and which does not satisfy the nonconforming specifications stated in this code.

SIGN, ILLUMINATED

A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

SIGN, MAINTENANCE

The cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

SIGN, MENU BOARD

Any signage pertaining to items, goods, or services offered by a drive-through business.

SIGN, MOVING

Any sign or part of a sign which changes physical position by any movement or rotation or which gives visual impression of such movement or rotation.

SIGN, NONCONFORMING

A sign which was erected legally but which does not comply with subsequently enacted sign restrictions and regulations, or does not comply with the conditions of the permit issued for the sign.

SIGN, OFF-PREMISES

Any sign, including billboards, that advertises or otherwise directs attention to an activity not on the same lot where the sign is located.

SIGN, ON-PREMISES

A sign which advertises or otherwise directs attention to an activity on the same lot where the sign is located.

SIGN, OUTDOOR ADVERTISING

Any sign that advertises or otherwise directs attention to an activity not on the same lot where the sign is located.

SIGN, PENNANT

Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind. A pennant is a temporary sign.

SIGN, PERMANENT

A sign permitted by this code to be located on the premises for an unlimited period of time and designed to be permanently attached to a structure or the ground.

SIGN, PORTABLE

A sign not permanently affixed to the ground, building, or other structure, which may be moved from place to place, including, but not limited to, signs designed to be transported by means of wheels, and signs attached to or painted on a vehicle parked and visible from the public right-of-way, unless such vehicle is used in the day-to-day operations of a business.

SIGN, PROJECTING

A sign attached to a building and extending perpendicular from the building wall.

SIGN, ROOF

Any sign erected, constructed, mounted, or maintained upon or over the roof or parapet wall of a building and having its principal support on the roof or walls of the building.

SIGN, TEMPORARY

A sign that is designed to be used only temporarily and is not permanently, or intended to be permanently, attached to a building, attached to a structure or installed in the ground.

SIGN, WALL

A sign fastened to the wall of a building or structure (such as a fence or wall) in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign and which does not project more than 18 inches from such building or structure.

SIGN, WINDOW

A sign that is applied or attached to the glass of a window or door, or located inside a building within three feet of a window so that the sign is visible and capable of being read from the outside of the building.

SITE, NONCONFORMING

A lot where the use is a conforming use but the site does not meet the parking, signage, landscaping, lighting, architectural, or other applicable development standard.

SLOPE

The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees regarding the grade of land.

CHAPTER 12: Definitions

Section 12.2. Definitions

SMALL WIND ENERGY CONSERVATION SYSTEM

An engine or motor having a drive shaft driven by the impulse air to create power for the site where such system is located. For the purposes of this zoning code, a small wind energy conservation system is one that creates under 100 Kilowatts of power.

SOLAR PANEL

Panels installed on a building or on a lot to allow for the conversion of solar energy to electrical current.

SOUNDPROOF

To insulate or design so as to obstruct the passage of sound.

STABLE, PRIVATE

A building for beasts of burden to lodge and feed in, especially having stalls for horses, intended for use only by the owner or occupant of the property.

STABLE, PUBLIC

A building for beasts of burden to lodge and feed in, especially having stalls for horses, operated for remuneration.

STACKING SPACE OR LANE

A lane or area that is specifically designated for cars to “stack” in while utilizing drive-up or drive-through services at uses that may include, but are not limited to, car washes, restaurants, and financial institutions.

STREAM

A surface watercourse with a well-defined bed and bank, either natural or artificial, which contains and conducts continuous or periodical flowing water in such a way that perennial terrestrial vegetation cannot establish roots within the channel.

STREET OR ROAD, PUBLIC

One that has been dedicated whether or not it has been constructed to county standards as approved by the County Engineer and accepted by the County Commissioners.

STRUCTURAL ALTERATION

Any change in the structural members of a building, such as walls, columns, beams or girders.

STRUCTURE

Anything constructed or erected or installed or located, the use of which requires location on the ground or attached to something having location on the ground, including but without limiting the generality of the foregoing, signs, outdoor advertising signs, billboards, backstops for tennis courts, swimming pools, and pergolas. Includes “Building.”

STRUCTURE, ACCESSORY

A subordinate structure, the use of which is incidental to that of the principal structure or to the principal use of the premises.

STRUCTURE, NONCONFORMING

A structure that contains a use permitted and approved in the applicable zoning district that does not meet the applicable site development standards.

CHAPTER 12: Definitions

Section 12.2. Definitions

STRUCTURE, PRINCIPAL

A structure containing the main or principal uses of the premises.

STRUCTURE, TEMPORARY

A structure that is not permanently attached to the ground and that is intended to service its purpose in an established timeframe.

SUBDIVISION

The splitting of any parcel of land into two or more parcels, at least one of which is less than five acres, per ORC Sections 711.001 A. and 711.131.

SUBDIVISION, PLATTED

A parcel of land that has been divided, the resulting lots have been numbered and an approved plat of the entire parcel has been recorded at the Warren County Recorder's Office.

SUBSTANTIAL IMPROVEMENT

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if the structure has been damaged and it is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when a building permit is issued for the alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include, either (1) 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 or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

SUBSTANTIALLY COMPLETE CONSTRUCTION

The stage in the progress of the work where the work or building project is sufficiently complete in accordance with the approved construction plans so that the owner may occupy or utilize the work or building for its intended use.

SURFACE PARKING LOT

The portion of a site or development dedicated to vehicular ingress and egress, off-street parking, parking aisles, internal travel ways, fire lanes, and other areas dedicated to vehicular use, but not including vehicular storage or display areas.

SWIMMING POOL, PRIVATE

Any indoor or outdoor structure, chamber, or tank containing a body of water for swimming, diving, or bathing located at a dwelling housing no more than three families and used exclusively by the residents and their non-paying guests, but does not mean any impounding reservoir, basin, lake, pond, creek, river, or other similar natural body of water.

SWIMMING POOL, PUBLIC

Any indoor or outdoor structure, chamber, or tank containing a body of water for swimming, diving, or bathing that is intended to be used collectively for swimming, diving, or bathing and is operated by any person whether as the owner, lessee, operator, licensee, or concessionaire, regardless of whether or not fee is charged for use, but does not mean any private swimming pool or impounding reservoir, basin, lake, pond, creek, river, or other similar natural body of water.

TATTOO/PIERCING PARLOR OR STUDIO

A business that provides tattoo or body piercing services.

TELECOMMUNICATION TOWER

Any structure or device, including accessory structures, used to receive or transmit electromagnetic waves between cellular phones, pagers, and ground wired communications systems including both directional antennas, such as panels, microwave dishes and satellite dishes, and omni-directional antennas such as whips and other equipment utilized to serve personal communication services.

TEMPORARY SPECIAL EVENT

A temporary event including, but not limited to, circuses, festivals, or concerts, that only takes place for a short period of time and is not a regular occurrence on any given site.

TEMPORARY STORAGE IN A PORTABLE CONTAINER

The temporary storage of materials in a large metal or wooden container, typically intended for transport by large truck, train, or ship.

TEMPORARY ZONING CERTIFICATE

A zoning certificate reviewed and approved, approved with conditions, or denied by the zoning inspector for a temporary use or event in accordance with [Section 3.5.7 Temporary Zoning Certificates](#).

TENNIS COURT OR OTHER GAME COURTS

A specifically marked horizontal, generally hard surfaced area designed for playing tennis, racquetball, basketball or other sports played on a court.

TENT

Any structure used for living or sleeping purposes, or for sheltering a public gathering constructed wholly or in part from canvas, tarpaulin, or other similar materials and shall include: shelter providing for circuses, carnivals, side shows, revival meetings, camp meetings and all similar meetings or exhibitions in temporary structures.

TOWNSHIP

Hamilton Township, Warren County, Ohio.

TRAILER OR TRAVEL TRAILER

See definition for "Recreational Vehicle".

TRAVEL TRAILER CAMP

Land on which one or more travel trailers and other recreational vehicles, dependent or self-contained, and otherwise portable camping units, such as tents, can be placed for a fee or for free, for use as temporary living quarters, which is intended primarily for vacationing and recreational use purposes and secondarily for brief stays by motoring transients or otherwise mobile travelers.

TRAVEL TRAILER OVERNIGHT PORT

Land on which three or more self-contained recreational vehicles are parked, for a fee or for free, which is intended solely for one or two night stays by vacationing or otherwise transient recreational vehicle travelers.

CHAPTER 12: Definitions

Section 12.2. Definitions

TREE, DECIDUOUS

Generally, a tree that loses all of its leaves for part of the year. Sometimes called a broad-leaf tree or a hardwood tree.

TREE, EVERGREEN

A tree with foliage that is not dropped, or that remains green throughout the year.

TREE, ORNAMENTAL

A small to medium tree with an expected height of 20 feet at maturity and that is planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage.

TREE, UNDERSTORY

A tree that would occupy the understory of a forest in a natural ecological situation. These types of trees are often referred to as ornamental trees.

TRUCK, HEAVY

Trucks, including truck tractors and similar vehicles, with two or more rear axles.

TRUCK TERMINAL

A facility for the receipt, transfer, short-term storage, and dispatching of goods transported by truck.

TRUCK, TRAILER, AND FARM IMPLEMENT SALES AND SERVICE

Any business where the primary business is the sales and/or service of trucks, trailers, and farm implements, whether new or used.

UNENCLOSED PATIO

An uncovered, non-enclosed outdoor hard surfaced area no higher than 18 inches above the ground.

URBAN SERVICE AREA

The area designated in the Hamilton Township Land Use Plan where urban services, such as public sanitary sewer and water service, are available.

USE

Any purpose for which a lot, building, or other structure, or a tract of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land.

USE, ACCESSORY

A use or structure subordinate to the principal use of a building or to the principal use of land, which is located on the same lot as the principal use, and which is serving a purpose customarily incidental to the use of the principal building or land use.

USE, CONDITIONAL

A use, not permitted by right, that has a particular impact on the surrounding area or neighborhood that cannot be predetermined and controlled by general regulations. Specifically identified uses that may be permitted after review and approval as hereinafter provided.

USE, CONFORMING

A use that is legally permitted and approved in the applicable zoning district.

USE, NONCONFORMING

A use that does not conform to the regulations for the district in which is it located.

USE, PRINCIPAL

The primary use and chief purpose of a lot or structure.

USE, TEMPORARY

A use that is not permanent and may be permitted for a specified period of time.

VARIANCE

A modification of the terms of this code where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this code would result in practical difficulty. See [Section 3.8 Appeals, Variances, and Conditional Uses](#).

VEHICLE

Any contrivance that is used in the public or private transportation of one or more persons, is used in the transportation of goods over public or private property on roadways, or is used in a commercial or agricultural enterprise. A contrivance that is designed to be pushed, pulled, or towed by any self-propelled vehicle is considered a vehicle.

VEHICLE, COMMERCIAL

Any vehicle used or designated to be used for business or commercial purpose which infringes on the residential character of a residential district and includes, but is not necessarily limited to: a bus, cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial-type vehicle licensed by the State of Ohio Bureau of Motor Vehicles as a commercial vehicle or truck.

VEHICLE, INOPERABLE

Any transportation device that is unfit for use for any of the following reasons:

- Not currently licensed for use on the roads in the State of Ohio; or
- Not roadworthy or in a state of disrepair.

VEHICLE, JUNK

A vehicle as defined in ORC Section 505.173.

VEHICULAR USE AREA

Any open or un-enclosed area containing more than 1,800 square feet of area and/or used by five or more of any type of vehicle, whether moving or at rest, including, but not limited to, parking, loading, unloading, driving, maneuvering, storage, display and service areas.

WALL

An architectural partition with a height and length greater than its thickness; used to divide or enclose an area or to support another structure. A retaining wall does not have to meet setback requirements.

CHAPTER 12: Definitions

Section 12.2. Definitions

WAREHOUSING, DISTRIBUTION, OR STORAGE FACILITY

A facility for the storage of merchandise or commodities in a completely enclosed structure not for the purpose of use or sale on the subject property. Such facility may be used for short-term storage of products prior to distribution to other facilities or as a distribution facility used as a central location to supply merchandise and commodities to multiple retail locations.

WHOLESALE BUSINESS

An establishment that is engaged in the storage and selling of merchandise, goods and materials to retail establishments rather than to consumers.

YARD

An open space on the same lot with a building, 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 a rear yard, the minimum horizontal distance between the lot line and the nearest portion of the main building shall be used.

YARD, FRONT

Unless otherwise stated, a yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the main building or any projection thereof, other than the projection of the usual steps or entranceway. See [Section 6.1 Measurements, Computations, and Exceptions](#).

YARD, REAR

Unless otherwise stated, a yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the main building or any projection thereof, other than steps, unenclosed balconies or unenclosed porches. See [Section 6.1 Measurements, Computations, and Exceptions](#).

YARD, SIDE

Unless otherwise stated, a yard between the main building and the side lot line of the lot extending from the front yard to the rear yard. See [Section 6.1 Measurements, Computations, and Exceptions](#).

ZONING CERTIFICATE

A document issued by the zoning inspector authorizing buildings, structures or uses consistent with the terms of this zoning code and for the purpose of carrying out and enforcing its provisions.

ZONING COMMISSION

The Hamilton Township Zoning Commission, as constituted pursuant to ORC Chapter 519.

ZONING INSPECTOR

The Director of the Hamilton Township Planning and Zoning Department, his/her assistants, or any other person designated by the board of township trustees to perform the statutory duties of the zoning inspector.

ZONING MAP

The Official Zoning Map of Hamilton Township, Warren County, Ohio.

ZONING MAP AMENDMENT

An amendment or change to the Official Zoning Map of Hamilton Township, reviewed and decided upon by the board of township trustees in accordance with [Section 3.7 Zoning Text and Map Amendments](#).

ZONING TEXT AMENDMENT

An amendment or change to the text of the Hamilton Township Zoning Code, reviewed and decided upon by the board of township trustees in accordance with [Section 3.7 Zoning Text and Map Amendments](#).