

Hamilton Township

Zoning Code

Zoning Code Update



September 2014

Table of Contents

CHAPTER 1. GENERAL PROVISIONS	1.1
1.1. Title	1.1
1.2. Purpose	1.1
1.3. Applicability.....	1.1
1.4. Jurisdiction.....	1.1
1.5. Zoning of Annexed Land.....	1.1
1.6. Interpretation and Conflicts	1.1
1.7. Relationship with Private-Party Agreements.....	1.2
1.8. Zoning Certificate Required.....	1.2
1.9. Burden of Proof.....	1.2
1.10. Severability	1.2
1.11. Transitional Rules	1.3
1.12. Restoration of Unsafe Buildings	1.4
1.13. Repeal.....	1.4
1.14. Use of Graphics, Illustrations, Figures, and Cross-References	1.4
CHAPTER 2. ADMINISTRATIVE ROLES AND AUTHORITY.....	2.1
2.1. Purpose	2.1
2.2. Summary Table of Review Bodies	2.1
2.3. Board of Township Trustees	2.2
2.4. Zoning Commission	2.2
2.5. Board of Zoning Appeals	2.4
2.6. Zoning Inspector.....	2.6
CHAPTER 3. DEVELOPMENT REVIEW PROCEDURES.....	3.1
3.1. Purpose	3.1
3.2. Agricultural Exemption	3.1
3.3. Exemptions for Public Utilities and Railroads	3.2
3.4. Common Review Requirements.....	3.2
3.5. Zoning Certificate.....	3.5
3.6. Site Plan Review.....	3.9
3.7. Zoning Text and Map Amendments	3.12
3.8. Appeals, Variances, and Conditional Uses.....	3.14

CHAPTER 4. ZONING DISTRICTS AND USE REGULATIONS.....4.1

4.1.	Purpose	4.1
4.2.	General Provisions Related to Use Regulations.....	4.1
4.3.	Establishment of Zoning Districts.....	4.3
4.4.	Official Zoning Map	4.3
4.5.	Zoning District Purpose Statements.....	4.4
4.6.	Permitted Use Table.....	4.5
4.7.	Similar Use Determination	4.9
4.8.	Use-Specific Regulations	4.9
4.9.	Accessory Use and Structure Regulations.....	4.43
4.10.	Temporary Use Regulations.....	4.55

CHAPTER 5. PLANNED UNIT DEVELOPMENT REGULATIONS5.1

5.1.	Purpose	5.1
5.2.	Type of PUD Districts.....	5.1
5.3.	PUDs Approved Prior to the Effective Date of this Code	5.1
5.4.	Compliance with Plans.....	5.1
5.5.	Review Procedures for PUDs.....	5.1
5.6.	Development Standards	5.9

CHAPTER 6. GENERAL DEVELOPMENT STANDARDS6.1

6.1.	Measurements, Computations, and Exceptions.....	6.1
6.2.	Site Development Standards	6.6
6.3.	Outdoor Lighting	6.9
6.4.	Architectural Design Guidelines and Standards	6.14
6.5.	Outdoor Sales, Display and Storage.....	6.23
6.6.	Flood Plain Regulations.....	6.24
6.7.	Clear Visibility Triangle	6.27

CHAPTER 7. PARKING, LOADING AND CIRCULATION.....7.1

7.1.	Purpose	7.1
7.2.	Applicability.....	7.1
7.3.	General Standards Applicable to all Vehicular Use Areas.....	7.2
7.4.	Off-Street Parking Regulations	7.3
7.5.	Alternative Parking Options	7.9

7.6.	Design Standards for Parking Areas.....	7.11
7.7.	Mobility and Sidewalks.....	7.13
7.8.	Off-Street Loading Regulations.....	7.14
7.9.	Parking of Recreational and Commercial Vehicles	7.16
CHAPTER 8. LANDSCAPING REGULATIONS.....		8.1
8.1.	Purpose	8.1
8.2.	Applicability.....	8.1
8.3.	Landscape Plan Required.....	8.2
8.4.	Landscaping Materials and Standards	8.3
8.5.	Landscape Requirements.....	8.7
8.6.	Maintenance	8.15
8.7.	Modifications	8.15
8.8.	Plant Lists	8.16
CHAPTER 9. SIGNS.....		9.1
9.1.	Purpose	9.1
9.2.	Applicability.....	9.2
9.3.	General Requirements for All Signs	9.2
9.4.	Sign Computations	9.4
9.5.	Prohibited Signs.....	9.6
9.6.	Signs Not Requiring a Zoning Certificate	9.8
9.7.	General Sign Construction Standards.....	9.9
9.8.	Signs Requiring a Zoning Certificate.....	9.9
9.9.	Temporary Signs	9.15
9.10.	Off-Premises Outdoor Advertising Signs.....	9.18
9.11.	Nonconforming Signs.....	9.19
9.12.	Maintenance	9.19
CHAPTER 10. NONCONFORMITIES.....		10.1
10.1.	Purpose	10.1
10.2.	General Provisions.....	10.1
10.3.	Nonconformities and Variances.....	10.1
10.4.	Nonconforming Uses.....	10.1
10.5.	Nonconforming Structures or Sites	10.3

10.6. Nonconforming Lots	10.3
10.7. Burden of Proof.....	10.4
CHAPTER 11. ENFORCEMENT AND PENALTIES.....	11.1
11.1. Enforcing Officer.....	11.1
11.2. Remedies	11.1
11.3. Notice of Violation	11.1
11.4. Penalties.....	11.1
11.5. Affected Parties	11.2
11.6. Other Action.....	11.2
CHAPTER 12. DEFINITIONS.....	12.1
12.1. Rules of Construction and Interpretation.....	12.1
12.2. Definitions.....	12.2