

BRIMFIELD TOWNSHIP ZONING RESOLUTION

TABLE OF CONTENTS

CHAPTER/SECTION	PAGE
INTRODUCTION	
AMENDMENT REGISTER	
MAPS	
Official Zoning District Map	
CHAPTER 1	TITLE, AUTHORIZATION, PURPOSE
Section 100.00	1
Section 101.00	1
Section 102.00	1
Section 103.00	2
Section 104.00	2
Section 105.00	2
Section 106.00	3
Section 107.00	3
Section 108.00	3
Section 109.00	3
CHAPTER 2	ADMINISTRATIVE PROCEDURES AND ENFORCEMENT
Section 200.00	4
Section 200.01	4
Section 200.02	4
Section 200.03	4
Section 200.04	4
Section 200.05	5
Section 200.06	5
Section 200.07	6
Section 200.08	6
Section 200.09	6
Section 200.10	7
Section 200.11	7
Section 201.00	8
Section 201.01	8
Section 201.02	8
Section 201.03	8
Section 201.04	10
Section 202.00	11
Section 202.01	11
Section 202.02	11

Brimfield Township

Section 202.03	Application Requirements	11
Section 202.04	Review Procedures for Conditional Zoning Certificate	14
Section 202.05	Issuance of Conditional Zoning Certificate	15
Section 202.06	Reapplication	15
Section 203.00	Procedures and Requirements for Appeals	16
Section 203.01	Purpose	16
Section 203.02	Procedures for Filing an Appeal Application	16
Section 203.03	Appeal Application Requirements	16
Section 203.04	Public Hearing by the Board of Zoning Appeals	16
Section 203.05	Notice of Public Hearing in Newspaper	16
Section 203.06	Notice to Parties of Interest	17
Section 203.07	Action by the Board of Zoning Appeals	17
Section 203.08	Appealing Decision of the Board of Zoning Appeals	17
Section 204.00	Procedures and Requirements for Variances	18
Section 204.01	Purpose	18
Section 204.02	Procedures for Filing a Variance Application	18
Section 204.03	Variance Application Requirements	18
Section 204.04	Review Standards to Govern Decision of the Board of Zoning Appeals	19
Section 204.05	Additional Fees	20
Section 204.06	Public Hearing by the Board of Zoning Appeals	20
Section 204.07	Notice of Public Hearing in Newspaper	20
Section 204.08	Notice to Parties of Interest	20
Section 204.09	Action by the Board of Zoning Appeals	20
Section 204.10	Additional Conditions and Safeguards	21
Section 204.11	Appealing Decision of the Board of Zoning Appeals	21
Section 205.00	Amendments	22
Section 205.01	Purpose	22
Section 205.02	Initiation of Zoning Amendment	22
Section 205.03	Contents of Application for Zoning Map Amendment	22
Section 205.04	Zoning District Amendment Initiated by the Zoning Commission	23
Section 205.05	Zoning Text Amendments	23
Section 205.06	Transmittal to the Zoning Commission	23
Section 205.07	Submission to Regional Planning Commission	23
Section 205.08	Public Hearing by the Zoning Commission	24
Section 205.09	Notice of Public Hearing in Newspaper	24
Section 205.10	Notice to Property Owners by the Zoning Commission	24
Section 205.11	Recommendations by the Zoning Commission	24
Section 205.12	Public Hearing by the Board of Township Trustees	25
Section 205.13	Action by the Board of Trustees	25
Section 205.14	Effective Date and Referendum	25
Section 205.15	Filing of Amendments with County Recorder and Regional Planning Commission	26
Section 206.00	Enforcement	27
Section 206.01	Complaints Regarding Violations	27
Section 206.02	Entry and Inspections of Property	27
Section 206.03	Notice of Violation	27

Brimfield Township

Section 206.04	Service of Notice of a Violation	27
Section 206.05	Penalties/Fines	28
CHAPTER 3	ZONING DISTRICTS AND REGULATIONS	
Section 300.00	Zoning Districts and Regulations	29
Section 300.01	Purpose	29
Section 300.02	Establishment of Zoning Districts	29
Section 300.03	Official Zoning Map	30
Section 300.04	Interpretation of Zoning District Boundaries	30
Section 300.05	Application of Regulations	30
Section 301.00	Open Space Conservation District (O-C)	32
Section 301.01	Purpose	32
Section 301.02	Uses	32
Section 301.03	Area, Yard, and Height Requirements	33
Section 304.04	Minimum Living Floor Area Per Dwelling Unit	34
Section 301.05	Maximum Lot Coverage	34
Section 301.06	Parking and Loading Requirements	34
Section 301.07	Landscape Buffering	34
Section 302.00	Rural Residential District (R-R)	35
Section 302.01	Purpose	35
Section 302.02	Uses	35
Section 302.03	Area, Yard, and Height Requirements	36
Section 302.04	Minimum Living Floor Area Per Dwelling Unit	37
Section 302.05	Maximum Lot Coverage	37
Section 302.06	Parking and Loading Requirements	37
Section 302.07	Landscape Buffering	37
Section 303.00	Residential District (R-1)	38
Section 303.01	Purpose	38
Section 303.02	Uses	38
Section 303.03	Area, Yard, and Height Requirements	39
Section 303.04	Minimum Living Floor Area Per Dwelling Unit	40
Section 303.05	Maximum Lot Coverage	40
Section 303.06	Parking and Loading Requirements	40
Section 303.07	Landscape Buffering	40
Section 304.00	Residential District (R-2)	41
Section 304.01	Purpose	41
Section 304.02	Uses	41
Section 304.03	Area, Yard, and Height Requirements	42
Section 304.04	Minimum Living Floor Area Per Dwelling Unit	43
Section 304.05	Maximum Lot Coverage	43
Section 304.06	Parking and Loading Requirements	43
Section 304.07	Landscape Buffering	43

Brimfield Township

Section 305.00	Residential District (R-3)	44
Section 305.01	Purpose	44
Section 305.02	Uses	44
Section 305.03	Area, Yard, and Height Requirements	45
Section 305.04	Minimum Living Floor Area Per Dwelling Unit	46
Section 305.05	Maximum Lot Coverage	46
Section 305.06	Parking and Loading Requirements	46
Section 305.07	Landscape Buffering	46
Section 306.00	Residential District (R-4)	47
Section 306.01	Purpose	47
Section 306.02	Uses	47
Section 306.03	Area, Yard, and Height Requirements	48
Section 306.04	Minimum Living Floor Area Per Dwelling Unit	49
Section 306.05	Maximum Lot Coverage	49
Section 306.06	Parking and Loading Requirements	49
Section 306.07	Landscape Buffering	49
Section 308.00	Town Center District (TC)	50
Section 308.01	Purpose	50
Section 308.02	Uses	50
Section 308.03	Area, Yard, and Height Requirements	53
Section 308.04	Minimum Living Floor Area Per Dwelling Unit	54
Section 308.05	Building Size	54
Section 308.06	Maximum Lot Coverage	54
Section 308.07	Parking and Loading Requirements	55
Section 308.08	Driveway and Access Limits	55
Section 308.09	Landscape Buffering	55
Section 310.00	Highway Commercial District (H-C)	56
Section 310.01	Purpose	56
Section 310.02	Uses	56
Section 310.03	Area, Yard, and Height Requirements	57
Section 310.04	Maximum Lot Coverage	58
Section 310.05	Parking and Loading Requirements	58
Section 310.06	Driveway and Access Limits	58
Section 310.07	Landscape Buffering	59
Section 310.08	Outdoor Storage Yards	59
Section 311.00	Integrated Commercial District (I-C)	60
Section 311.01	Purpose	60
Section 311.02	Uses	60
Section 311.03	Area, Yard, and Height Requirements	63
Section 311.04	Deleted. (5/1/2024) (#2024-176)	64

Brimfield Township

Section 311.05	Maximum Lot Coverage	65
Section 311.06	Parking and Loading Requirements	65
Section 311.07	Landscape Buffering	65
Section 311.08	Outdoor Storage Yards	65
Section 312.00	Parks and Recreation District (P-R)	66
Section 312.01	Purpose	66
Section 312.02	Use Regulations	66
Section 312.03	Schedule of Permitted Uses	67
Section 312.04	Lot Requirements	67
Section 312.05	Yard Requirements and Structure Regulations	68
Section 312.06	Minimum Parking Setback Requirements	69
Section 312.07	Landscaping and Screening Requirements	69
Section 313.00	Light Industrial District (L-I)	70
Section 313.01	Purpose	70
Section 313.02	Uses	70
Section 313.03	Area, Yard, and Height Regulations	72
Section 313.04	Maximum Lot Coverage	73
Section 313.05	Parking and Loading Requirements	73
Section 313.06	Landscape Buffering	73
Section 313.07	Outdoor Storage Yards	73
Section 314.00	Heavy Industrial District (H-I)	74
Section 314.01	Purpose	74
Section 314.02	Uses	74
Section 314.03	Area, Yard, and Height Regulations	75
Section 314.04	Maximum Lot Coverage	76
Section 314.05	Parking and Loading Requirements	77
Section 314.06	Landscape Buffering	77
Section 314.07	Outdoor Storage Yards	77
CHAPTER 4	PROCEDURES AND REQUIREMENTS FOR CONDITIONAL ZONING CERTIFICATES	
Section 400.00	Procedures and Requirements for Conditional Zoning Certificates	78
Section 400.01	Purpose	78
Section 400.02	Supplementary Conditions and Safeguards	78
Section 400.03	Terms and Assignment	78
Section 400.10	Review Criteria for Conditional Uses	78
CHAPTER 5	REGULATIONS APPLICABLE TO ALL DISTRICTS	
Section 500.00	Purpose	129
Section 501.00	Compliance with These Regulations	129
Section 502.00	Uses Exempt from Regulations	129
Section 505.00	Dangerous/Objectionable/Prohibited Uses	130
Section 506.00	Environmental Protection Requirements	131

Brimfield Township

Section 506.01	Purpose	131
Section 506.02	Applicability	132
Section 506.03	General Standards	133
Section 506.04	Development Regulated with the Environmental Protection	133
Section 506.05	Uses of Nontidal Wetlands	134
Section 506.06	Environmental Protection Standards	135
Section 510.00	General Requirements	139
Section 510.01	Lots, Yards, and Open Space Areas	139
Section 510.02	Principal Buildings	141
Section 510.03	Regulations of Accessory Buildings and Structures	142
Section 510.04	Height Regulations	143
Section 510.05	Exception to Height Regulations for Structures	143
Section 510.06	Fences, Walls, Hedges	143
Section 510.07	Driveways	145
Section 510.08	Private Roadways	145
Section 510.09	Parking and Storage of Vehicles and Trailers	145
Section 510.10	Swimming Pools	145
Section 510.11	Storage, Utility, & Trash Collection Areas	147
Section 511.00	Organic Hydronic Furnaces	147
Section 514.00	Minimum Residential Living Floor Area per Dwelling Unit	149
Section 515.00	Home Occupations	150
Section 516.00	Ponds and Lakes	151
Section 520.00	Nonconforming Uses and Structures	152
Section 520.01	Purpose	152
Section 520.02	Buildings and Structures Under Construction	152
Section 520.03	Nonconforming Lots of Record	152
Section 520.04	Nonconforming Buildings or Structures	153
Section 520.05	Continuance of a Nonconforming Use of Buildings and Land	154
Section 520.06	Change of a Nonconforming Use of Buildings and Land to another Nonconforming Use	154
Section 520.07	Change from Nonconforming Use	155
Section 520.08	Abandonment of a Nonconforming Use of Buildings and Land	155
Section 520.09	Certificate of a Nonconforming Use	155
Section 530.00	General Regulations of Temporary Buildings, Structures, and Uses	155
Section 530.01	Temporary Buildings	155
Section 530.02	Temporary/Replacement Housing	155
Section 530.03	Other Temporary Buildings and Uses	157
Section 540.00	Temporary Use Permits	157
Section 545.00	Business Displays/Outdoor Storage	158
Section 550.00	Agricultural Uses	158
Section 555.00	Oil and Gas Well Drilling	161
Section 555.01	Purpose	161
Section 555.02	Pre-Construction Requirements	161
Section 555.03	Construction Requirements	164
Section 555.04	Post Construction Requirements	168
Section 555.05	Distance of Fires from Wells and Tanks	169

Brimfield Township

Section 560.00	Pedestrian and Bicycle Circulation System	170
Section 560.01	Purpose	170
Section 560.02	Pedestrian and Bicycle Circulation System	170
Section 560.03	Pedestrian Facility Requirements	170
Section 560.04	Bike Routes, Lanes, Paths, and Parking Facility Requirements	170
CHAPTER 6	OFF-STREET PARKING AND LOADING FACILITIES	
Section 600.00	Off-Street Parking and Loading Facilities	172
Section 600.01	Purpose	172
Section 600.02	General Requirements	172
Section 600.03	Off-Street Parking Space Dimensions	173
Section 600.04	Location of Parking Areas	173
Section 600.05	Design Specifications of Parking Areas for Apartment Multi-Family Residences and All Other Non-Residential Uses	174
Section 600.06	Parking Spaces for Handicap Accessibility	176
Section 600.07	Parking Spaces for Bicycles	177
Section 600.08	Shared Parking Facilities	177
Section 600.09	Parking Area Landscape Requirements	178
Section 600.10	Off-Street Parking Space Requirements	178
Section 600.11	Off-Street Loading and Unloading Space Dimensions	181
Section 600.12	Minimum Number of Commercial Use Loading Spaces Required	181
Section 600.13	Minimum Number of Industrial Use Loading Spaces Required	182
Section 600.14	Off-Street Loading and Unloading Space Requirements	182
Section 601.00	Paving Requirements	182
Section 601.01	Optional Porous Material Surface Parking Areas	183
Section 601.02	Design Requirements for Porous Material Parking Surfaces	183
Section 602.00	Drainage Requirements	183
Section 603.00	Maintenance Requirements	183
Section 604.00	Lighting Requirements	183
CHAPTER 7	SIGNS	
Section 700.00	Signs	184
Section 700.01	Purpose	184
Section 700.02	Signs Excluded from These Regulations	184
Section 700.03	Prohibited Signs	185
Section 700.04	Nonconforming Signs and Structures	185
Section 700.05	Loss of Legal Nonconforming Status	186
Section 700.06	Zoning Certificate Required	186
Section 700.07	Application Requirements	186
Section 700.08	General Requirements for All Signs	187
Section 700.09	Measurement of Sign Area and Height	188
Section 700.10	Criteria for the Construction and Design of Signs	188
Section 700.11	Required Maintenance of Signs	190
Section 700.12	Temporary/Special Events Signs	191
Section 700.13	Signs Requiring a Zoning Certificate	193
Section 700.14	Additional Standards for Specific Types of Permitted Signs	195

Brimfield Township

Section 700.15	Special Provisions for Automotive Fuel Stations	197
Section 700.16	Special Sign Regulations for the Town Center District	197
Section 700.17	Signage Along I-76	198
Section 700.18	Private Signage Agreements	199
CHAPTER 8	LANDSCAPING AND BUFFERING	
Section 800.00	Landscaping and Buffering	200
Section 800.01	Purpose	200
Section 800.02	Applicability	200
Section 800.03	Approval Process	200
Section 800.04	Alternative Methods of Compliance	200
Section 800.05	Plant Substitutions	201
Section 800.06	Landscaping Plan Preparation	201
Section 800.07	Landscaping Plan Submittal Requirements	201
Section 800.08	Landscaping Minimum Site Requirements	202
Section 800.09	Fences	202
Section 800.10	Berming	203
Section 800.11	General Requirements	203
Section 800.12	Landscape Standards and Specifications	204
Section 800.13	Enforcement and Maintenance	207
Section 800.14	Tree Preservation and Care During Construction	207
CHAPTER 9	ADMINISTRATIVE AUTHORITY	
Section 900.00	Purpose	209
Section 901.00	Zoning Inspector	209
Section 901.01	Responsibilities of the Zoning Inspector	209
Section 902.00	Zoning Commission	210
Section 902.01	Township Zoning Commission, Establishment of Terms and Compensation	210
Section 902.02	Procedure for Removal of Zoning Commission Member	211
Section 902.03	Authority and Responsibility of the Zoning Commission	211
Section 903.00	Board of Zoning Appeals	212
Section 903.01	Board of Zoning Appeals Establishment of Terms and Compensation	212
Section 903.02	Procedure for Removal of Board of Zoning Appeals Member	212
Section 903.03	Proceedings of the Board of Zoning Appeals	212
Section 903.04	Powers and Responsibilities of the Board of Zoning Appeals	213
Section 903.05	Authority of the Board of Township Trustees, Zoning Inspector, and Board of Zoning Appeals, On Matters of Appeals	214
Section 904.00	Township Trustees Powers and Duties Regarding This Zoning Resolution	214
CHAPTER 10	DEFINITIONS	
Section 1000.00	General Interpretation	215
Section 1001.00	Words, Terms, or Phrases	215

Brimfield Township

APPENDICES

Appendix A:	Plant Guide for Landscaping and Buffering	251
Appendix B:	Design Guidelines	257
Appendix C:	Planned Residential Development (PRD) Density Formula	262
Appendix D:	Schedule of Zoning Districts	264
Appendix E:	Schedule of Uses	268