

RESOLUTION NO. 92-64

BUTLER

County, Ohio

Be It Resolved by the Township Trustees of UNION Township,

that

WHEREAS, amendments to the Zoning Resolution were initiated by motion of the Union Township Board of Trustees on October 13, 1992 (Resolution 92-56);

WHEREAS, said amendments were certified to the Butler County Planning Commission, as required by law, on October 14, 1992, for a recommendation to the Union Township Zoning Commission; and

WHEREAS, said amendments, numbered Case 7-92, were submitted to the Zoning Commission for a recommendation to the Union Township Board of Trustees; and

WHEREAS, said amendments were reviewed by the Zoning Commission at a public hearing held in conjunction therewith on November 16, 1992 and continued in progress on November 25, 1992; and

WHEREAS, said amendments were reviewed by the Zoning Commission with respect to their effect and impact on land use in the township; and

WHEREAS, the Butler County Planning Commission recommended the approval of said amendments to the Union Township Zoning Resolution, on November 24, 1992, with a modification to the proposed Zoning Map to reflect an area located in the Kingsgate Subdivision, known as parcel 6 in Section 17, Town 3, Range 2 as an M-1 District (instead of the proposed R-4) and recommend the modification of the text to Article 9, subsection 9.84; Article 10, subsection 10.02; and Article 20, subsection 20.095, as proposed by Norton Outdoor Advertising; and

WHEREAS, the Union Township Zoning Commission recommended the approval of said amendments (Resolution 92-22) to the Union Township Zoning Resolution with the following modifications:

- 1) That the proposed Zoning Map be revised to designate parcel 6, in Section 17, Town 3, Range 2, in the Kingsgate Subdivision from an R-4 District to a B-2 District.

Adopted the 1ST day of DECEMBER 19 92

Attest:

Tracie Williams Township Clerk.

Handwritten signatures of Township Trustees

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that

2) That Article 22, subsection 22.024 be revised to delete the reference to self-storage units, and that an additional provision be added to Article 22 which reads: "Self storage units, including outdoor storage when in conjunction with facilities provided for indoor storage, provided that no such use shall be located less than one hundred (100) feet from an lot in an R-District or recorded residential subdivision".

3) That Article 10, subsection 10.2893 (3) concerning directional signs be revised to read as follows: " 3. ON-SITE DIRECTIONAL SIGNS- Directional signs used in connection with parking or loading facilities or similar uses, provided that such signs not exceed four (4) square feet in area, do not extend over the street right-of-way, and in no way obstruct or impair the safety of pedestrians or motorists. Such signs may contain the logo or identification of the business or use on the premises provided it is in conjunction with the directional message.

Directional signs which contain the name or logo of the business or use of the property in conjunction with the directional message that are used as the sole form of freestanding identification on the property shall be permitted a maximum of fifteen (15) square feet of display area. A maximum of two such signs shall be permitted per parcel.

4) That Article 22, subsection 22.023, be revised to read as follows: "Automobile, truck, trailer, recreational vehicle, and farm implement, storage, sales and service establishments for display, hire storage and sales, including sales lots and repair of such; provided that all such operations other than storage, display and sales be conducted within a completely enclosed building; and further provided that any building used for repair work shall be located not less than two hundred (200) feet from any lot in an R-District or recorded residential subdivision.

5) That Article 9, subsection 9.84 be revised to read as follows: "SIGN, BILLBOARD. A sign structure advertising an establishment, merchandise, service, message, or entertainment, which is located on property zoned for business, industrial, or agricultural purposes".

Adopted the 1ST day of DECEMBER 19 92

Attest:
Township Clerk.

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Township Trustees

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6) That Article 10, subsection 10.02, be revised to read as follows " ONE PRINCIPAL PERMITTED STRUCTURE PER PARCEL. Except as provided in the specific provisions of Article 17, 20, including 20.095, 23, and 26, a maximum of one principal permitted structure or building shall be permitted per parcel, unless authorized by the Board of Zoning Appeals through the granting of a Special Exception or as approved in a PUD District.

7) That Article 20, subsection 20.095 be revised to read as follows: "BILLBOARD SIGNS. A sign structure advertising an establishment, merchandise, service, special message, or entertainment, provided:

- a) A billboard sign, in districts where otherwise permitted by this resolution, may be located on a parcel which contains another principal structure.
- b) No billboard sign shall exceed six hundred and seventy two (672) square feet excluding cutouts, extensions, and embellishments.
- c) All billboard signs shall comply with the setback and side yard requirements for a principal building in the district where it is located.
- d) All billboard signs shall be located at least one hundred (100) feet from any parcel located in any R-District or recorded residential subdivision.
- e) All billboard signs shall be located at least three hundred (300) feet from the entrance to any public park, public or parochial school, library, church or museum.
- f) No billboard sign shall be located within five hundred (500) feet on either side of the street of another billboard sign visible to traffic approaching from the same direction.
- g) No billboard signs or any portion of the structure they may be integral with, shall exceed forty-five (45) feet in height from grade.

Adopted the 1ST day of DECEMBER 19 92

Attest:
Township Clerk.

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Township Trustees

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that

More than one billboard sign shall be permitted provided that all of the above conditions are satisfied.

8) That the parking requirements for a car wash in Article 20, subsection 20.061 be revised to read as follows: " Car Wash--Self Serve 2.0 per bay/stall; 4.0 stacking spaces per bay/stall. Car Wash--Conveyor 30 stacking spaces per conveyor; 12 stacking spaces per conveyor at exit"; and

WHEREAS, the Union Township Board of Trustees, held a public hearing as required by law, on December 1, 1992, regarding the proposed amendments to the Zoning Resolution.

NOW THEREFORE BY IT RESOLVED, that the Union Township Board of Trustees does hereby agree with the recommendations of the Union Township Zoning Commission and the Butler County Planning Commission and approves the proposed amendments to the Zoning Resolution as indicated in case 7-92 with the modifications as indicated by the Union Township Zoning Commission.

Adopted the 1ST day of DECEMBER 19 92

Attest: Township Clerk.

..... Township Trustees