

Sagamore Hills Township

REGULATIONS – SUPPLEMENTARY

This entire section reviewed and approved by Resolution 14-66 Adopted 8-11-14
Effective 9-10-14

Section 7.0 Supplementary Regulations

7.1 Uses not permitted in any District

- A. Trailer Camps (Amended Effective 11-14-14)
- B. Junk Yards (Amended Effective 11-14-14)
- C. Rubbish dumps except at a place provided by the Township of Sagamore Hills and Zoning Commission for such a purpose. (Amended Effective 11-14-14)
- D. Vehicular race track, to include but not limited to, use by motorcycle and all-terrain vehicular hill climbs and trails and snowmobiles.
(Amended Effective 11-14-14)
- E. Distilling of bones, fats, glue, or gelatin manufacturing, fertilizer manufacture. (Amended Effective 11-14-14)
- F. Manufacture or storage of explosives, gun power, or fireworks.
(Amended Effective 11-14-14)
- G. Dumping, storing, burying, reducing, disposing or burning garbage, refuse, rubbish, offal or dead animals. (Amended Effective 11-14-14)
- H. Slaughter houses and meat processing plants. (Amended Effective 11-14-14)
- I. Outdoor wood-fired boilers or outdoor wood-fired hydraulic heaters or outdoor wood heaters or outdoor wood burning furnaces.
(Amended Effective 11-14-14)
- J. Wind powered generators; wind powered turbines & associated facilities.
(Amended Effective 11-14-14)
- K. Outdoor Recycling Collection Bin except where Conditionally Permitted in Residentially zoned areas as specified in Chapter 3.
(Amended Effective 6-9-15 Res. 15-21)

L. Any use, expansion of use, or change of use that would enable the cultivation, processing, distribution, or sale of marijuana.
(Effective 6-8-22 Res. 22-17)

M. No shipping containers, cargo containers, ISO containers, Intermodal containers, box truck beds, semi-truck trailers or similar structures may be used as a primary or accessory structure. (Effective 9-13-23 Res. 23-30)

7.2 **Hedge, living fence, or non-deciduous trees** shall not exceed three (3) feet in height above road level which is within thirty (30) feet of any public right-of way.

7.3 Residential rentals of less than thirty (30) days shall be prohibited within the Residential or Planned Unit Development Districts except conditionally permitted Bed and Breakfast establishments within the Residential District.
(Amended Effective 12-9-20 Res. 20-74)

7.4 **Sewage Disposal**
Utilities shall be provided as specified in the Utilities Section of this Resolution.

7.5 **Water Utility Facilities**
Utilities shall be provided as specified in the Utilities Section of this Resolution

7.6 **Solar Energy Systems**

A. The purpose of a solar energy system shall be to provide solar power to the structures upon the property it serves and may have an interconnection to an electric utility. All electrical interconnection or distribution lines shall be underground and comply with all building codes and public utility requirements. Should the solar energy system require an interconnection cabinet it shall be attached to the primary structure and be appropriately labelled.

B. A solar energy system shall only be an accessory use in a Residential and Commercial zoning district. Primary and accessory structures within the Residential or Commercial district shall each be permitted to have a roof mounted solar energy system. Ground installations are prohibited.

C. The roof mounted solar energy equipment must be installed within the actual boundaries or edge of the roof area and cannot overhang any portion or edge of the roof. Within the Residential district, the installation shall follow the existing roof pitch of the structure and shall not exceed more than twelve (12) inches above the surface of the pitch of the roof. Within the Commercial district, if the roof is flat with no greater than a ten (10) percent pitch, the installation shall not exceed six (6) feet in height from the surface of the roof. Solar energy systems subject to prior approval and on-going inspections by the fire department to meet all Ohio and local fire code requirements.

D. The roof mounted solar energy equipment shall not exceed the maximum building height where it is located, or thirty-five (35) feet, whichever is less.
(Effective 12-13-23 Res. 23-40)

7.7 **Food Trucks**

A. At all occupied properties up to two (2) days per year at same location/address within the following areas: (1) Residential District; (2) Planned United Development District within areas of Attached Single-Family Dwelling; Detached Single Family Dwellings and Detached Single Family Cluster Home Condominiums; and (3) Senior Living, Senior Care and Continuing Care Communities; and (4) Commercial District areas with the prior written consent of the owner.

B. Within the Planned Unit Development District upon the common property known as the Clubhouse/Community Center up to twelve (12) times per year.

C. No street or overnight parking of any vehicles and prior notice by applicant to the police and fire departments to ensure delivery of safety services during any such events.

D. No sales after 9:00 p.m.

E. All food trucks must have zoning registration prior to event that includes name, address, and contact information of both: (1) property owner and (2) food truck operator including copies of licenses (i.e., vehicles and food), proof of liability insurance, and proposed hours of event.

7.8 **Amendments**

Pursuant to Sec. 519.12 of the Ohio Revised Code, amendments or supplements to this Zoning Resolution may be made in the same manner and for the same purposes provided for the adoption of this Zoning Resolution, and as further provided therein. When an amendment to this Resolution changing the zoning of any area becomes effective, it shall be the duty of the Zoning Commission of the Township of Sagamore Hills, Ohio, to cause such change to the Zoning map.

7.9 **Invalidity of a Part**

Should any section or provision of this Zoning Resolution or amendment thereto be held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Zoning Resolution or amendments thereto.