

ARTICLE 1 - GENERAL PROVISIONS

1.00 **Title**

This Resolution shall be known and may be cited as the Zoning Resolution of Eaton Township.

1.01 **Purpose**

In accordance with Section 519.02 of the Ohio Revised Code, the purpose of this Zoning Resolution is to regulate the construction of buildings and other structures, the use of land and to provide other development standards in accordance with a comprehensive plan.

1.02 **Repeal of Previous Zoning Resolution**

Upon the adoption of this Resolution, and subsequent effective date, the previous Zoning Resolution, is repealed.

1.03 **Area of Jurisdiction**

The provisions of this Resolution shall apply to all unincorporated areas of Eaton Township, Lorain County, Ohio.

1.04 **Provisions Declared Minimum Requirements**

In interpreting and applying the provisions of the Resolution, they shall be held to minimum requirements for the promotion of public health, safety or general welfare. Where this Resolution imposes greater restrictions upon the use of a building or land or upon the height, bulk or size of a building or structure or requires larger open spaces than are imposed or required by other Resolutions, rules, regulations or permits, or any easements, covenants or agreements impose greater restrictions on land, or upon the heights, bulk or size of a building or structure, or require larger open spaces than are required under the regulations of this Resolution such provision shall govern.

1.05 **Severability Clause**

If any Section, subsection, clause, phrase, sentence, provision or portion of this Resolution shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect or impair any other article, clause, provision or portion of the Resolution.

Should any Section or provision of this Resolution be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of this Resolution as a whole, or any part thereof other than the part declared to be unconstitutional or invalid.

1.06 **Conformance Required**

Except as hereinafter provided:

(A) Change in Use

No land, building, or structure shall be used, or changed in use, except in conformance with the use allowed in the Zoning District in which it is located.

(B) Construction

No building or structure shall be erected, converted, enlarged, or reconstructed, nor shall any building or structure be placed on a parcel of land, except in conformance with the setback, height or other applicable dimensional or development standards described in the zoning district for which such property is located.

(C) Subdivision

No lot or parcel of land may be subdivided into a smaller lot or parcel except in conformance with the lot size requirements prescribed in the zoning district within which such property is located. All subdivision activity is also subject to the requirements of the Lorain County Subdivision Regulations.

1.07 **Pending Applications for Zoning Permits**

Nothing in this Resolution shall be deemed to require any change in plans, construction or designated uses of any building upon which actual construction has lawfully begun prior to the adoption of this Resolution, provided construction is prosecuted diligently and provided further that such building shall be completed within one (1) year from the date of passage of this Resolution.

1.08 **Civil Action**

In case any building is, or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used or any land amendment thereto, the Township Trustees, the County Prosecutor or Township legal advisor, the Township Zoning Inspector or any adjacent or neighboring property owner who would be especially damaged by such violation may, in addition to other appropriate action, enter proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change maintenance or use.

1.09 **Effective Date**

This Zoning Resolution shall take effect and be in force at the earliest permitted date by the Ohio Revised Code.