

# ARTICLE 1

## TITLE, INTERPRETATION AND ENACTMENT

### 100 TITLE

This resolution shall be known and may be cited to as the "Zoning Resolution of the Township of Austinburg."

### 101 LAND USE POLICY STATEMENTS

**OVERALL GOAL:** To promote a community that is residential in character with a rural and historical identity balanced by a strong local economy that supports essential services.

1. **SUBGOAL:** To maintain residential character by:

- a. Promoting an adequate supply of quality housing units for all families and individuals within an adequate range of geographic locations, price levels, and basic community services, facilities and amenities;
- b. Establishing distinct commercial and industrial zones that will not encroach physically or visually on the rural economic base, rural beauty, identity, and aesthetic qualities of the Township.

2. **SUBGOAL:** To maintain and strengthen rural and historical identity by:

- a. Preserving rural character and beauty:
  - 1) Conserve and maintain agricultural land use base;
  - 2) Discourage premature, scattered development into agricultural areas;
  - 3) Encourage innovation in neighborhood development which will result in an improved living environment, i.e. neighborhood parks, recreation and open space;
  - 4) Protect unique natural areas from development, particularly where they have been identified by the Department of Natural Resources or other professional organizations.
- b. Preserving the historical heritage of the Township:
  - 1) Promote single family housing in the older, historical parts of the Township;
  - 2) Implement regulations for commercial uses in historic buildings that will promote historical character while providing best compliance to modern commercial needs;
  - 3) Determine availability of programs for the Township to actively encourage historic preservation.

3. **SUBGOAL:** To stimulate and encourage continued and future economic growth and development which is compatible within various land uses by:

- a. Strengthening viability of existing Industrial/Office Park District:
  - 1) Encourage existing and new industry to build in I/OP District which ensures sound development supported by adequate public facilities and services;
  - 2) Discourage scattered nonconforming industrial uses.
- b. Encouraging growth of commercial enterprises associated with interstate travel near the I-90 interchange that will take advantage of traffic without altering identity of the Township;
- c. Discouraging, where possible, strip commercial uses along major thoroughfares;
- d. Redeveloping and revitalizing existing town center (State Routes 45 & 307) in order to maintain a viable commercial core and community identity:
  - 1) Allow for mixed single family residential and commercial uses;
  - 2) Provide for more effective use and development of the old, established commercial center;
  - 3) Encourage a higher standard of design and appeal for commercial centers to improve their marketability as well as the overall community appearance.
- e. Discouraging scattered nonconforming commercial uses;
- f. Developing additional open spaces and recreational facilities where possible;

- g. Encouraging adequate maintenance of all residential, commercial, industrial, and recreational property to keep neighborhoods blight-free and provide a suitable living, working, and recreational environment for all citizens of the Township;

**110 PURPOSE**

This Resolution is enacted: for the general purpose of promoting the public health, safety, comfort, and welfare of the residents of the Township of Austinburg; to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts; to facilitate the provision of public utilities and public services; to lessen congestion on public streets, roads, and highways; to provide for the administration and enforcement of this Resolution, including the provision of penalties for its violation; and for any other purpose provided in this Resolution, the Ohio Revised Code, or under common law rulings.

**120 PROVISIONS OF RESOLUTION DECLARED TO BE MINIMUM REQUIREMENTS**

In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of this Resolution conflict with the requirements of any other lawfully adopted rules, regulations, or resolutions, the most restrictive, or that imposing the higher standards, shall govern.

**130 SEPARABILITY CLAUSE**

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 the Resolution as a whole, or any part thereof other than the part of declared to be unconstitutional or invalid.

**140 REPEAL OF CONFLICTING RESOLUTION**

All resolutions or parts of resolutions in conflict with this Zoning Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

**150 EFFECTIVE DATE**

This Resolution shall become effective from and after the date of its approval and adoption, as provided by law.