

ARTICLE III

GENERAL REGULATIONS

301 PURPOSE

The general regulations as set forth herein shall apply to all districts. Where the requirements of a general regulation and a district regulation differ, the more restrictive requirement shall prevail.

302 CONFORMANCE REQUIRED

No building shall be erected, converted, enlarged, reconstructed, or structurally altered nor shall any building or land be used, designed or arranged for any purpose other than that specifically permitted in the district in which said building or land is located. The Board of Zoning Appeals may issue conditional zoning certificates for any of the conditionally permitted uses listed under the conditionally permitted use section of any district.

303 GENERAL LOT AREA REGULATIONS

No parcel of land shall hereafter be so reduced or divided so as to provide less than the minimum lot size required in the district in which such land is situated.

303.01 EXEMPTIONS FOR CERTAIN LOTS NOT MEETING STANDARD SPECIFICATIONS

Any lot or parcel of land under one ownership and of record at the time of adoption of this Resolution, may be used as a building site even when of less area or frontage than that required by the regulations for the district in which located.

Amended 10/07/02

Effective 11/07/02

303.01A SPECIFICATIONS FOR STRUCTURAL ALTERATIONS

- A. Frontage of property must be sixty-nine feet wide or less.
- B. Minimum side yards will not be less than eight (8) feet.
- C. Rear yard setback minimum of thirty (30) feet.
- D. Front yard setback minimum of thirty (30) feet.
- E. Height restriction maximum of twenty-four (24) feet.

F. All buildings, including accessory buildings shall not exceed thirty (30) percent lot coverage.

G. Structural alterations to buildings up to five hundred (500) square feet.

H. Only one story accessory buildings permitted.

Amended 10/07/02

Effective 11/07/02

303.02 CORNER LOTS

The setback line on a corner lot shall be in accordance with the provisions governing the district in which the proposed dwelling will be located. The minimum setback will be maintained on both streets' right-of-way.

Amended 10/07/02

Effective 11/07/02

303.03 STREET CONSTRUCTION

No new streets or roads shall be permitted to be constructed, neither shall the same be accepted as public roads, in a residential district which will permit any already existing structure to remain in noncompliance with the setback building requirements outlined in this or any other section of the Zoning Resolution.

304 GENERAL YARD REQUIREMENTS

Except as herein provided, every required yard shall be open and unobstructed and shall not be reduced or diminished in area so as to be smaller than prescribed by this Resolution.

304.01 YARD FOR SINGLE BUILDING

No required yard or other open space around a building shall be considered as a yard or open space for any other building. No required yard or other required open space on an adjoining lot shall be considered as providing the yard or open space on the lot whereon a building is to be erected or established.

304.02 CLEAR VIEW OF INTERSECTING STREETS

In all zones which require a front yard, no obstruction in excess of three and one half (3 ½) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersect of the street property lines of the projected point.

**CARLISLE TOWNSHIP ZONING DEPARTMENT
ZONING PERMIT APPLICATION FOR ACCESSORY
BUILDINGS OR DETACHED GARAGES FOR RI-1 DISTRICTS**

Carlisle Township Zoning Department - Phone # 440-458-5667
Office Location: 11950 LaGrange Road, LaGrange, OH 44050
Mailing Address: 11969 LaGrange Road, LaGrange, OH 44050

305.02 ACCESSORY BUILDINGS-RESIDENTIAL RI-1

In residential districts, one (1) story detached garages or other accessory buildings shall not exceed a maximum the (10) feet side wall height and a maximum fifteen (15) feet to peak and be located less than five (5) feet from the side and rear property lines. The total area of all accessory building(s) shall not exceed the maximum of 1,000 square feet for lots less than one (1) acre. On lots one (1) acre to four (4) acres the total area of accessory building(s) shall not exceed 1,500 square feet per floor and may not exceed two (2) stories. Detached garages and accessory buildings shall not exceed two (2).

The use of semi-trailers, ocean containers, cube vans, and railroad boxcars shall be prohibited for use as an accessory building. An exemption shall be given for CAUV residents for agricultural use only.

Amended 5-15-2006

Effective date 6-15-2006

SETBACK REQUIREMENTS:

- 60 feet from road right of way
- 5 feet from side and rear property lines
- 20 feet from the dwelling
- 10 feet from other buildings or structures

PERMIT INFORMATION:

- On the reverse side graph paper, show location of current dwelling and proposed building.
- Show dimensions of proposed building, including the height
- Show measurement of proposed building to all four (4) lot lines and dwelling
- State owner's name, address, and permanent parcel number
- State valuation of proposed structure (cost of construction)
- Attach fee of \$.20 per square foot including any area with a covered porch (CASH OR CHECK)

Amended 10-5-2009

Effective date 11-5-2009

**DOUBLE FEE PENALTY FOR CONTRUCTION/OPERATION WITHOUT
FIRST OBTAINING A PERMIT**

Applicant's Signature

Date

**CARLISLE TOWNSHIP ZONING DEPARTMENT
ZONING PERMIT FOR ACCESSORY BUILDINGS OR
DETACHED GARAGES FOR RI-2 DISTRICTS**

Carlisle Township Zoning Department - Phone # 440-458-5667

Office Location: 11950 LaGrange Road, LaGrange, OH 44050

Mailing Address: 11969 LaGrange Road, LaGrange, OH 44050

305.02 ACCESSORY BUILDINGS-RESIDENTIAL RI-2

In residential districts, one (1) story detached garages or other accessory buildings shall not exceed a maximum ten (10) feet side wall height and a maximum fifteen (15) feet to peak and be located less than five (5) feet from the side and rear property lines. The total area of all accessory building(s) shall not exceed the maximum of 1,000 square feet for lots less than one (1) acre. On lots one (1) acre to four (4) acres the total area of accessory building(s) shall not exceed 1,500 square feet per floor and may not exceed two (2) stories. Detached garages and accessory buildings shall not exceed two (2).

The use of semi-trailers, ocean containers, cube vans, and railroad boxcars shall be prohibited for use as an accessory building. An exemption shall be given for CAUV residents for agricultural use only.

Amended 5-15-2006

Effective date 6-15-2006

SETBACK REQUIREMENTS:

50 feet from road right of way

5 feet from side and rear property lines

20 feet from the dwelling

10 feet from other buildings or structures

PERMIT INFORMATION:

On the reverse side graph paper, show location of current dwelling and proposed building.

Show dimensions of proposed building, including the height

Show measurement of proposed building to all four (4) lot lines and dwelling

State owner's name, address, and permanent parcel number

State valuation of proposed structure (cost of construction)

Attach fee of \$.20 per square foot including any area with a covered porch (CASH OR CHECK)

Amended 10-5-2009

Effective date 11-5-2009

**DOUBLE FEE PENALTY FOR CONTRUCTION/OPERATION WITHOUT
FIRST OBTAINING A PERMIT**

Applicant's Signature

Date

Owner's Name: _____ Address: _____

Phone: _____ Permanent Parcel Number(s) _____

Cost: _____ Date _____

A large grid of graph paper, approximately 30 columns wide and 40 rows high, intended for calculations or drawing. The grid is composed of small squares.

**CARLISLE TOWNSHIP ZONING DEPARTMENT
ZONING PERMIT FOR ACCESSORY BUILDINGS OR
DETACHED GARAGES FOR RI-3 DISTRICTS**

Carlisle Township Zoning Department - Phone # 440-458-5667

Office Location: 11950 LaGrange Road, LaGrange, OH 44050

Mailing Address: 11969 LaGrange Road, LaGrange, OH 44050

305.02 ACCESSORY BUILDINGS-RESIDENTIAL RI-3

In residential districts, one (1) story detached garages or other accessory buildings shall not exceed a maximum ten (10) feet side wall height and a maximum fifteen (15) feet to peak and be located less than five (5) feet from the side and rear property lines. The total area of all accessory building(s) shall not exceed the maximum of 1,000 square feet for lots less than one (1) acre. On lots one (1) acre to four (4) acres the total area of accessory building(s) shall not exceed 1,500 square feet per floor and may not exceed two (2) stories. Detached garages and accessory buildings shall not exceed two (2).

The use of semi-trailers, ocean containers, cube vans, and railroad boxcars shall be prohibited for use as an accessory building. An exemption shall be given for CAUV residents for agricultural use only.

Amended 5-15-2006

Effective date 6-15-2006

SETBACK REQUIREMENTS:

30 feet from road right of way

5 feet from side and rear property lines

20 feet from the dwelling

10 feet from other buildings or structures

PERMIT INFORMATION:

On the reverse side graph paper, show location of current dwelling and proposed building.

Show dimensions of proposed building, including the height

Show measurement of proposed building to all four (4) lot lines and dwelling

State owner's name, address, and permanent parcel number

State valuation of proposed structure (cost of construction)

Attach fee of \$.20 per square foot including any area with a covered porch (CASH OR CHECK)

Amended 10-5-2009

Effective date 11-5-2009

**DOUBLE FEE PENALTY FOR CONTRUCTION/OPERATION WITHOUT
FIRST OBTAINING A PERMIT**

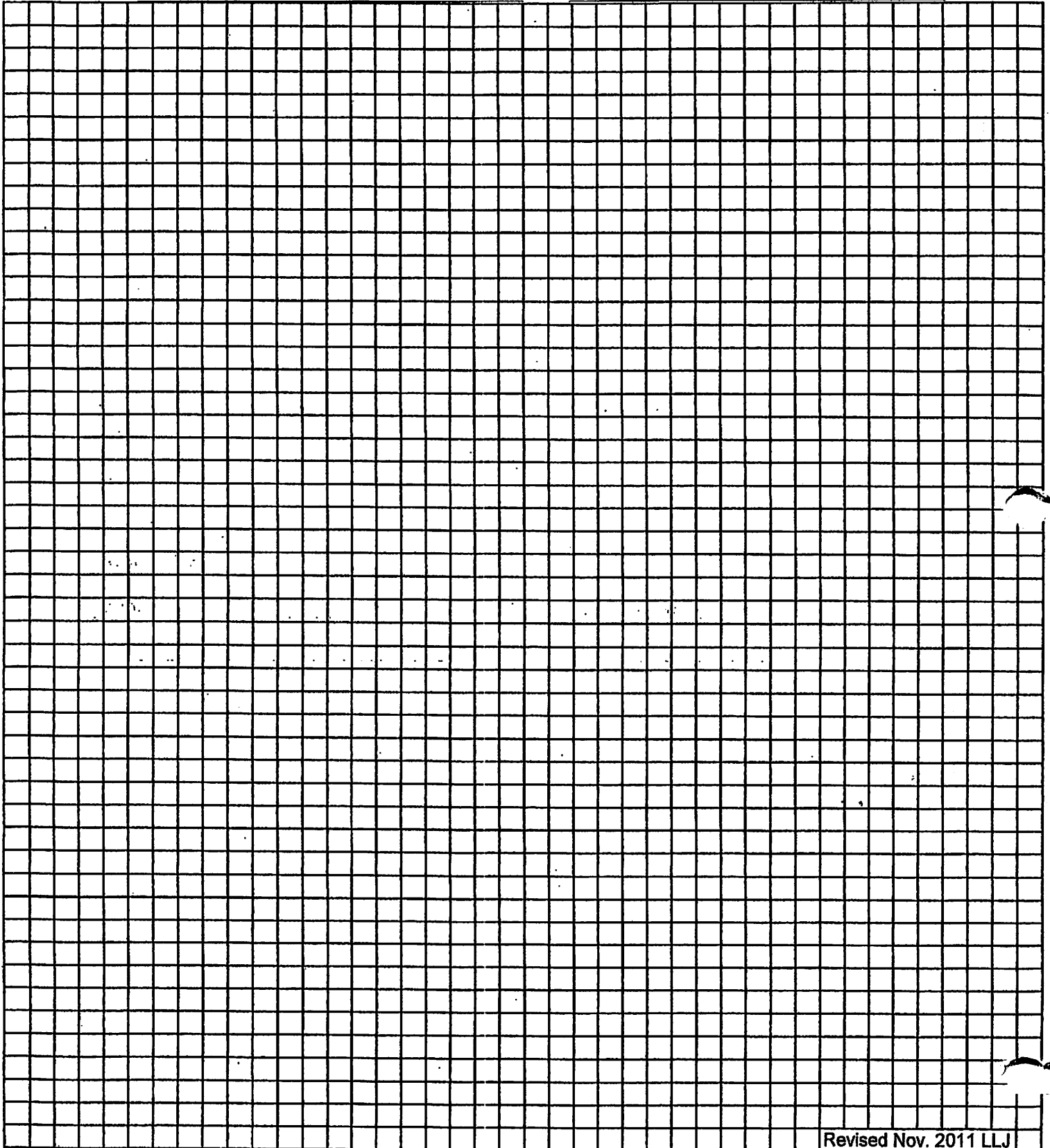
Applicant's Signature

Date

Owner's Name: _____ Address: _____

Phone: _____ Permanent Parcel Number(s) _____

Cost: _____ Date _____



A large grid of graph paper, consisting of approximately 30 columns and 40 rows of small squares, intended for calculations or data entry.

305 YARD EXCEPTIONS

305.01 FENCES AND WALLS

In all districts, except industrial districts, fences and walls may be constructed to a maximum height of six (6) feet in any required side or rear yard beginning at the building lot line and to a height of three and one half (3 ½) feet on any required yard abutting a street.

305.02 ACCESSORY BUILDINGS

In residential districts, one (1) story detached garages or other accessory buildings shall not exceed a maximum of ten (10) feet side wall height and a maximum of fifteen (15) feet to peak and be located no less than five (5) feet from side and rear property lines. The total area of all accessory building or buildings shall not exceed the maximum of 1,000 square feet for lots under one (1) acre. On lots one (1) acre to four (4) acres, the total area of accessory building or buildings shall not exceed 1,500 square feet per floor and may not exceed two (2) stories. Detached garages and accessory buildings shall not exceed two (2).

The use of semi-trailer, ocean containers, cube vans, and railroad boxcars shall be prohibited for use as an accessory building. An exemption shall be given for CAUV residents for agricultural use only.

Amended 5/15/06

Effective 6/15/06

305.03 GARAGE, RUMMAGE AND YARD SALES (RI-1, RI-2)

Garage, rummage and yard sales are not classified as a Home Occupation or business. No more than two (2) sales per year and not to exceed five (5) days in duration per sale per residence shall be permitted.

Amended 2/16/87

Effective 3/16/87

305.04 EXCEPTION TO FRONT YARD SETBACK

The front yard setback can be waived by the Zoning Inspector to allow for the alteration of porches on existing single-family dwellings with non-conforming setbacks, as long as there is no further encroachment into the front yard.

Amended 9/04/01

Effective 10/04/01

305.05 FRONT YARD SETBACK FOR STATE AND US HIGHWAYS

A one hundred (100) foot front yard setback shall be maintained adjacent to any State or US highway.

Amended 9/13/06

Effective 10/13/06

306 WATER IMPOUNDMENT FACILITIES

306.01 PRIVATE SWIMMING POOLS (RI-1, RI-2, RI-3)

No private swimming pool, exclusive of ponds and portable swimming pools with a diameter of less than twelve (12) feet or with an area of less than one hundred (100) square feet, shall be allowed in a residential district or commercial district except as an accessory use, and shall comply with the following requirements:

- A. The pool is intended and is to be used solely for the enjoyment of the occupants of the principle building of the property of which it is located and their guests.
- B. The pool may be located anywhere on the premises except in required front yards; provided it shall not be located closer than twenty (20) feet from any property line on lots one half (1/2) acre or larger and it shall not be located closer than ten (10) feet from any property line on lots under one half acre (1/2)
- C. Fencing –The swimming pool or the entire property on which it is located shall be so walled or fenced with a rigid material that is gated and locked to a height of no less than four (4) feet so as to prevent uncontrollable access. If the total measurement from the ground to the top edge of the pool is forty-eight (48) inches or more, fencing is not required.
- D. Lighting- Any lighting used to illuminate the pool area shall be so arranged as to deflect the light away from adjoining properties.
- E. Drainage- Adequate provision for drainage shall be made.
- F. Permit required- No person, firm or corporation shall construct or install a swimming pool or make any alterations therein or in the appurtenances thereof without having submitted an application and plans therefore to the Zoning Inspector.
- G. Maintenance- The swimming pool and surrounding swimming pool area shall be maintained. Maintenance shall include covering the pool when not in regular active use; keeping the water clean and free from odor, insects

and animals; and keeping the pool and surrounding area structurally sound and safe.

Adopted 7-16-07

Effective 8-16-07

306.02 Community or Club Swimming Pool (MR-1, NB-1, GB-1)

A community or club swimming pool shall be any pool constructed by an association of property owner, or by a private club or association, for use and enjoyment by members and their families. Such swimming pools shall comply with the following requirements:

- A. The pool is intended solely for and is used solely for the enjoyment of the members and families and guests of members of the association or club under whose ownership or jurisdiction the pool is operated.
- B. The pool and accessory structures thereto, including the area used by bathers, shall not be located closer than seventy-five (75) feet to any property line or easement.
- C. The swimming pool, its accessory facilities, and all of the area used by the bathers shall be so walled or fenced to prevent uncontrolled access by children from the street or adjacent properties. The said fence or wall shall not be less than six (6) feet in height and maintained in good condition with a gate and lock. The area surrounding the enclosure, except for the parking spaces, shall be suitably landscaped with grass, hardy shrubs and trees and maintained in good condition.
- D. Exterior lighting shall be so shaded or directed that it does not cast light directly upon adjacent properties.
- E. Such pool facilities shall not be operated prior to 9:00 a.m. in the morning or after 10.00 p.m. in the evening.

Adopted 10/15/90

Effective 11/15/90

306.03 PONDS (ALL DISTRICTS)

DEFINITION: A water impoundment made by constructing a dam or embankment or by excavating a pit or dugout, i.e. man made ponds, lakes, reservoirs, retention basins or other bodies of water. Ponds are permitted in all districts provided that:

A. Permit required. No person, firm or corporation shall construct or install a pond without having first submitted an application and plans thereof to the Zoning Inspector. Ponds will be designed and constructed according to plans reviewed and approved by the Lorain Soil and Water Conservation District.

1. The landowner obtains a pond application packet from the Lorain Soil and Water Conservation District office.
2. The landowner or contractor completes the Pond Construction Plan standard form and returns it to the Lorain Soil and Water Conservation District office along with a \$800.00 fee for site review, soils investigation and final review.
3. The Lorain Soil and Water Conservation District will review the Pond Construction Plan to ensure that all required information is complete and meets current standards.
4. The landowner or contractor make the contact with the Ohio Utilities Protection Service (OUPS) at least 48 hours prior to Lorain Soil and Water Conservation District site visit and record the reference number (This step must be completed prior to submitting plan.)
5. The Lorain Soil and Water Conservation District will make a visual on site inspection to determine if the pond site appears as drawn on the plan and no apparent drainage problems will be created by the construction of the proposed pond. The contractor digs test holes with a backhoe at this time to determine if subsurface soil conditions will support a pond.
6. The Lorain Soil and Water Conservation District completes the review of the Pond Construction Plan and provides a copy to the appropriate Township Zoning Inspector.

CONSTRUCTION MAY BEGIN.

7. The landowner submits the reviewed Pond Construction Plan and Application to the township's Zoning Inspector.
8. The contractor or landowner contacts the Lorain Soil and Water Conservation District office to obtain an inspection for the completed pond.
9. The final inspection report will be mailed to the landowner and a copy to the township's Zoning Inspector.

ADDITION TO 306.03

LORAIN COUNTY SWCD PACKET

“NEW PONDS”
APPROVED & ADOPTED
BY CARLISLE TOWNSHIP TRUSTEES
06/18/2012

Due to Lorain County SWCD
Turning Enforcement Over to Townships

POND CONSTRUCTION PROCESS – LORAIN COUNTY SWCD DESIGN

Minimum Requirements:

- ¼ acre surface areas
- 25% with an 8 ft depth
- Minimum width – 80 ft
- No ponds in designation 100 – year floodplain

- Lorain SWCD will **not** accept a 48 – hour OUPS call from contractors
- Lorain SWCD will make all OUPS calls with approval taking up to 10 – working days
- Test holes for ponds is a minimum of 10 –working days
- Final design is approximately 14 working days or longer after test holes are completed.

Required Steps –

Note: Pond Construction Cannot Begin Until Steps 1 – 6 Are Completed

1. Landowner completed application for SWCD pond design assistance and **landowner** pays an \$800.00 fee. Application can be found at: www.lorainswcd.com use the Pond Tab to locate Application and Rules.
2. Landowner contacts township about pond construction permit and local setback requirements.
3. Landowner arranges for backhoe to dig test holes.
4. SWCD conducts site visit and soils investigation. If pond site is denied at this time by the SWCD staff, a letter of refusal will be sent along with a \$700.00 refund.
5. SWCD staff conducts survey, design and engineering plan preparation.
6. SWCD send completed plan and construction requirements to landowner and township zoning inspector.



Construction May Begin

7. Landowner hires contractor and notifies SWCD when construction will begin.
8. SWCD stakes the site for the pond and discusses construction requirements with contractor
9. Contractor constructs pond according to SWCD plan.
10. SWCD inspects finished pond and conducts final survey.
11. SWCD sends litter completion or deficiency as follows:
 - A. If the pond s constructed according to plan, a letter of completion is sent to the landowner and a \$300.00 refund is made to the landowner.
 - B. If the pond was not constructed according to plan, a letter of deficiency is sent. The landowner then has 12-months (from the time of the initial application) to correct the deficiency and receive the refund, otherwise the refund is forfeited.
12. SWCD notifies the township of the appropriate action.

Lorain Soil & Water Conservation District
42110 Russia Road – Elyria Ohio 44035
440-326-5800

Revised 12/2010

POND CONSTRUCTION PLAN

Landowner _____ Phone _____
 Address _____ City _____ Zip _____
 Pond site location _____ Township _____

<input type="checkbox"/> Application complete/fee paid	By: _____	Date _____
<input type="checkbox"/> Site inspection complete	By: _____	Date _____
<input type="checkbox"/> Soils investigation complete	By: _____	Date _____
<input type="checkbox"/> Survey complete	By: _____	Date _____
<input type="checkbox"/> Plan complete	By: _____	Date _____
<input type="checkbox"/> Letter/plan mailed to landowner w/copy to zoning inspector	By: _____	Date _____
<input type="checkbox"/> Construction check complete	By: _____	Date _____
<input type="checkbox"/> Send letter of deficiency (<u>if needed</u>) w/copy to zoning insp.	By: _____	Date _____
<input type="checkbox"/> Final report letter to landowner w/copy to zoning inspector	By: _____	Date _____
<input type="checkbox"/> \$250.00 refund issued	By: _____	Date _____

CRITICAL AREA SEEDING RECOMMENDATIONS

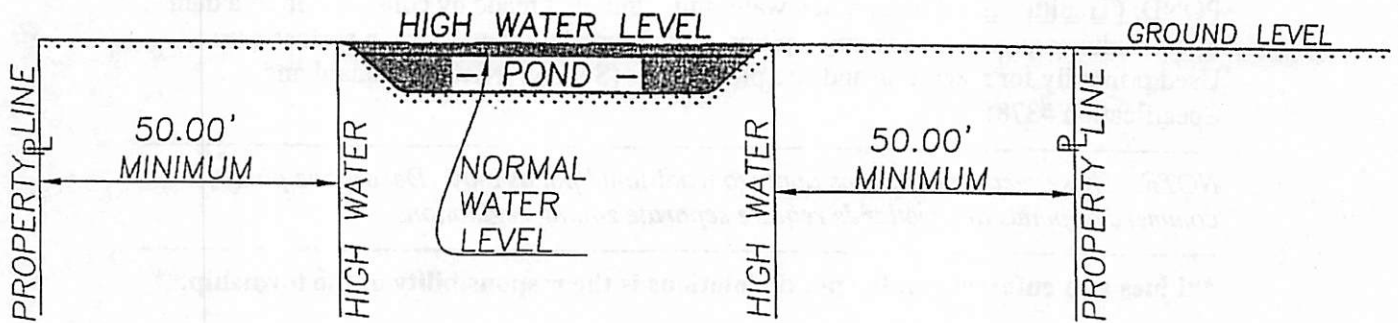
1. Critical areas include grass spillways, diversions, pond fills and cut slopes, and other exposed areas.
2. Clear the site of topsoil and stockpile for later use.
3. Preparation of seedbed:
 - a) Where possible, cover the area to be seeded with 4" to 6" of topsoil.
 - b) The area to be seeded should be smooth and free from roots, rocks, and other materials that will interfere with seedbed preparation.
 - c) Apply lime and fertilizer uniformly over the entire area to be seeded.
Lime: Apply 150 lb. per 1000 sq. ft or 3 tons per acre
Fertilizer: Apply 20 lb. per 1000 sq. ft. or 860 lb. per acre of 12-12-12, or equivalent.
4. Seeding:
 - a) Apply seed uniformly over the freshly prepared seedbed and press seed into soil with a cultipacker or similar tool.
 - b) Seed area with Kentucky 31 Tall Fescue at 40 lb. per acre or 1 lb. per 1000 sq. ft., or call the Lorain SWCD for alternative seeding mixtures.
5. Mulching:
 - a) Mulch uniformly all seeded areas immediately after seeding with straw or hay at the rate of 2 tons per acre or 2 to 3 bales per 1000 sq. ft.
 - b) Hold mulch in place by one of the following methods:
 1. Running a "weighted" disk with notched blades set straight to anchor the straw;
 2. On slopes too steep to disk, hold mulch in place with mulch netting, jute netting, or fiberglass matting.
6. Maintenance
 - Fertilize as needed to maintain desired vegetative stand.
 - Protect the vegetation from damage from livestock
 - Repair any damage to vegetation by filling with soil and sodding or re-seeding.
 - Clip as often as needed to control weeds and to keep grass at a desired stand and height.
 - Keep grass at least 3" tall on diversions and pond fills, and 6" tall on pond spillways.

EXHIBIT A POND SETBACK REQUIREMENTS

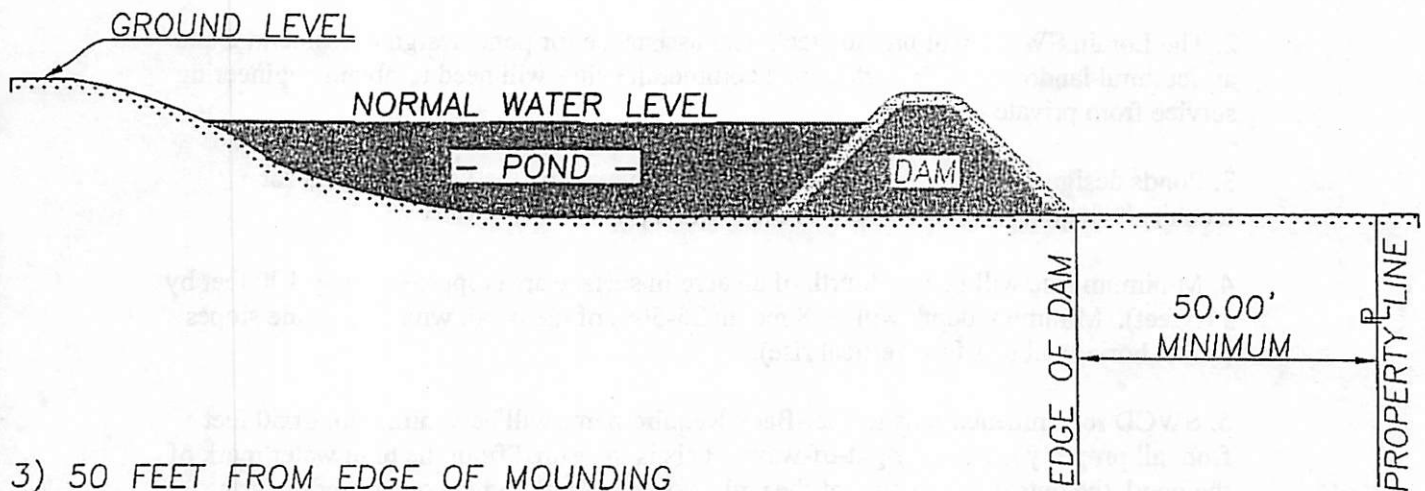
A 50 FOOT SET BACK IS REQUIRED AS SHOWN BELOW FOR ALL TRADITIONAL PONDS.

ALL SITUATIONS MUST APPLY.

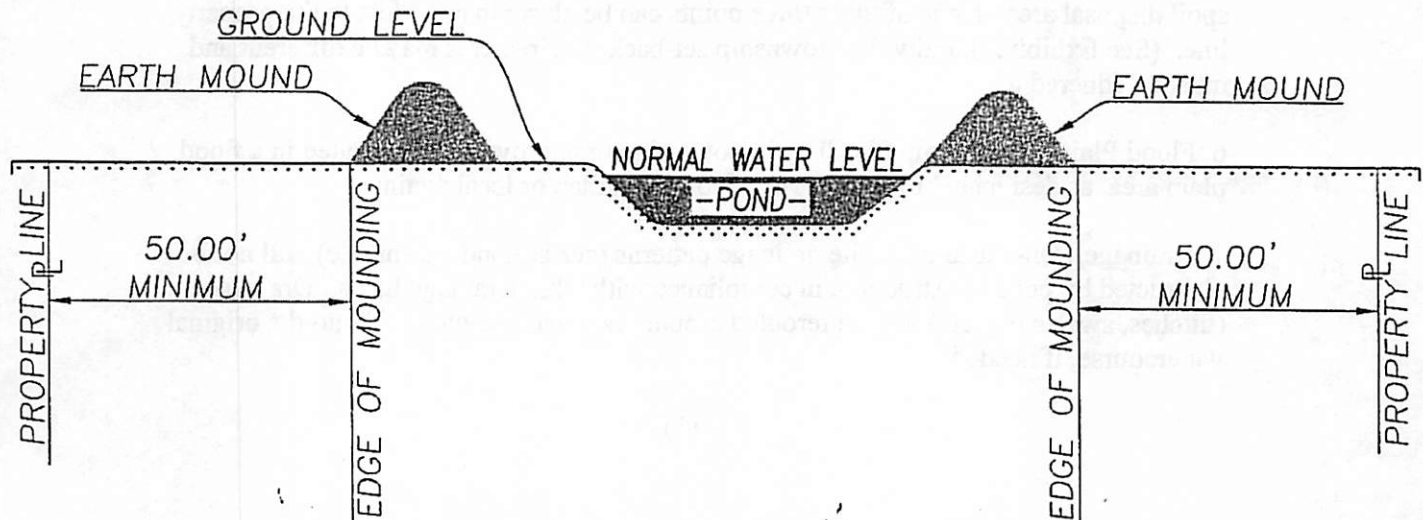
- 1) 50 FEET FROM POND EDGE (HIGH WATER MARK)



- 2) 50 FEET FROM EDGE OF DAM (EARTH FILL)



- 3) 50 FEET FROM EDGE OF MOUNDING



**PONDS
RECOMMENDATIONS FOR ZONING
-PONDS ONLY-**

DEFINITION

POND: (Traditional): A man-made water impoundment made by construction of a dam or embankment, or by excavating a pit or dugout, greater than ¼ acre in surface area. Used primarily for recreation and fire protection. (Source: NRCS Standard and Specification #378)

NOTE: These recommendations apply to traditional ponds only. Decorative ponds, commercial ponds and wetlands require separate zoning regulations.

****Fines and enforcement for pond violations is the responsibility of the township.****

1. A pond must be designed by a registered civil engineer or by the Lorain Soil & Water Conservation District (SWCD) to meet the Standards and Specifications of the USDA Natural Resources Conservation Service.
2. The Lorain SWCD will provide technical assistance for pond design to residential and agricultural landowners. Industrial and commercial sites will need to obtain engineering service from private engineers.
3. Ponds designed by private engineers can be reviewed by the Lorain SWCD for technical adequacy (at the request of the township).
4. Minimum size will be one-fourth of an acre in surface area (approximately 100 feet by 110 feet). Minimum depth will be 8 feet in 25-50% of the pond, with 3 to 1 side slopes (3 feet horizontal to 1 foot vertical rise).
5. SWCD recommendations for Set-Back Requirements will be a minimum of 50 feet from all property lines and right-of-ways. This is measured from the high water mark of the pond, the outside toe (edge) of the embankment (dam) and the outside edge of the spoil disposal area. None of these three points can be closer than 50 feet to the property line. (See Exhibit A) Individual township set-back requirements may be different and must be adhered to.
6. Flood Plain. The Lorain SWCD will not design or approve a pond located in a flood plain area, as designated by the FEMA Flood Plain map or local zoning.
7. Drainage. On-site and off-site drainage patterns (surface and subsurface) will not be obstructed by pond construction, in compliance with Ohio Drainage Laws. Drainage (ditches, swales tile, etc) will be rerouted around the pond and outletted into the original watercourse, if needed.

8. Erosion. The construction and use of a pond will not result in additional erosion and sedimentation problems either off-site or on-site.
9. Mounding of spoil material. Maximum heights are to be determined by local zoning. Minimum top width is four feet and minimum side slopes are 3:1.
10. Spillway. All ponds will have a spillway system capable of handling storm water overflow from the pond. Overflow storm water will be discharged into the natural watercourse.
11. Proximity to sanitary systems. Ponds used as primary water supply will be a minimum of 50 feet from the sewage treatment system soil absorption area.
12. Ponds will not be discharged so as to affect the leach field of adjacent sanitary systems or raise the ground water so as to render ineffective any sanitary system.
13. Ponds will be managed and maintained so as not to create nuisance and health hazards. The location of a pond shall not cause a hazard to nearby residents.
14. The area surrounding the pond shall be appropriately landscaped with grass and trees to aid in surface drainage and minimize erosion.
15. Liability for the pond is the responsibility of the landowner.
16. Fines and enforcement for pond violations is the responsibility of the township. The Lorain SWCD does not issue permits nor is it responsible for enforcement action.
17. The Lorain SWCD requires a minimum of 60 days prior to construction to conduct an investigation, perform surveys and prepare final drawing of pond.
18. Public utility requirements must be adhered to regarding both underground and overhead utilities.
19. Larger ponds and/or dams may be subject to review, approval and annual inspection by the Ohio Department of Natural Resources, Division of Water, under the Ohio Dam Safety Law.

RECOMMENDATIONS FOR ZONING
-OTHER BODIES OF WATER-

POND DEFINITIONS:

***DECORATIVE PONDS, LANDSCAPE POOLS, WATER GARDENS:** a man-made impoundment generally less than ¼ acre in size and less than eight feet deep. Will have a liner and pumps. Generally landscaped with plant materials for decorative purposes.

***GOLF COURSE/COMMERCIAL PONDS:** a man-made body of water generally greater than ¼ acre and eight feet deep. Used for recreation and/or landscaping purposes. In areas of commercial/industrial development and public/private golf courses.

***RETENTION/DETENTION BASIN:** a dry or wet basin constructed for flood control purposes. Usually in subdivisions or on commercial/industrial property. No size/depth restriction.

***AQUACULTURE/AGRICULTURE POND:** A pond constructed on-farm for watering livestock, raising fish/bait or other agriculture purpose. Agricultural ponds are not subject to zoning.

***WETLANDS:** A natural or constructed body of water generally less than six feet deep with no minimum/maximum size. Made by constructing a dam, excavating a pit or destroying a drainage system. Constructed wetlands shall be placed in areas that are conducive to wildlife (A minimum of 500 feet from a residence).

TYPE OF WATER BODY	SETBACK (Ft)	DESIGNED BY	REVIEWED BY	PERMIT NEEDED
DECORATIVE PONDS*	25	Landscape Architect	Township	YES
LANDSCAPE POOL*		Landscape Designer		(ponds more than 100 Sq Ft)
WATER GARDEN*				
*(Only applies to areas greater than 100 Square Feet, Approx 10' X 10')				
GOLF COURSE POND	50	Registered Civil Engineer	Township	YES
COMMERCIAL POND	50		Zoning Board	
RETENTION AND DETENTION BASIN	50	Registered Civil Engineer	Township Lorain County Planning (as part of Subdivision Review process)	NO
AQUACULTURE POND	50	SWCD, Biologist	SWCD	NO
AGRICULTURE PONDS	50	Consultant		
WETLAND	50	SWCD, Division of Wildlife, Biologist	SWCD	YES

CONSTRUCTION NOTES FOR -OTHER BODIES OF WATER-:

*The Lorain SWCD can assist the township with these reviews, if requested.

*All constructed water bodies (Except Decorative Ponds, Landscape Pools and Water Gardens) shall be a minimum of 50 feet from all property boundaries. In addition, earthfill and/or excess spoil will be no closer than 50 feet to any property line. (See Exhibit A)

*On-site and off-site drainage patterns (surface and subsurface) will not be obstructed by construction of any water body. Drainage will be routed around the pond and outletted into the original watercourse.

*Wetlands will be a minimum of 500 feet from any home and constructed in an area that is compatible with wildlife.

- B. A fee shall be required as fixed by the Township Trustees for each application submitted for each water impoundment. (\$75.00)
- C. Performance Bond- a performance bond or similar surety such as a letter of credit or deposit in the amount of \$2,500.00 in the favor of Carlisle Township shall be submitted by the property owner upon application for a pond permit. The purpose of this performance bond is to insure the adherence to the plans approved by the Lorain Soil and Water Conservation District who shall be the sole authority in the decisions. Said bond shall remain in force until one (1) full year after the impoundment has achieved its designated water level.
- D. Yard Requirements- the toe of the slope of any embankment shall be a minimum of fifty (50) feet from any property line or right-of-way. In no case shall the designed high water level be closer than fifty (50) feet to any property line or right-of-way.
- E. The construction of water impoundments shall not adversely affect the drainage pattern of adjacent properties. Water impoundments shall not be discharged so as to affect the required field for any nearby on-site sanitary system or raise ground water table through infiltration so as to render ineffective any on-site sanitary system or water well.
- F. The use of dry hydrant systems or other fire department approved water systems are encouraged.
- G. Ponds used for drinking water supply or for swimming must meet the Lorain County Health Department's standards for such use.
- H. Any required pumping or filtration equipment shall be located so as not to extend into any required yard in the district in which the pond is located.

Amended 7/30/03

Effective 8/30/03

307 BUILDING REGULATIONS

307.01 GENERAL

No buildings or other structures shall hereafter be erected or structurally altered:

1. To exceed building height required.
2. To accommodate or house a greater number of families than that permitted by the provisions of the Resolution.

3. To occupy a greater percentage of lot area than permitted.
4. To have narrower or smaller rear yards, front yards, or lot width at the building line than those permitted in this resolution.

307.02 DWELLING – EARTH SHELTER UNIT (RI-1, RI-2)

Specific conditions for Earth Shelters as written:

1. Each earth shelter shall have vehicular or pedestrian access from a public street.
2. The site plan shall be designed to fit the natural contours of the land as closely as possible and practical.
3. Existing good quality vegetation should be saved wherever possible. Construction shall take place in areas on the site with the least potential ground water hazard.
4. The building location and arrangement shall relate well:
 - A. To the natural topography, avoiding deep cuts, fills, excessive foundation wall depth, unnecessary steps and steep access gradients.
 - B. To climate conditions, assuming maximum benefit from and protection against sun, wind, temperature, precipitation, etc.
 - C. To attractive views.
 - D. To maximize undesirable noise levels.
5. Grading considerations:
 - A. Drain surface water away from buildings and off-site.
 - B. Avoid concentrating run-off onto neighboring properties.
 - C. Minimum slopes away from foundations-5 percent for pervious surfaces and 1 percent for impervious surfaces.
 - D. Minimum protective slope around building is 6 inches drop in 10 feet.
 - E. Floor grades should be chosen to avoid deep cuts and fills; allow gravity sewer service (unless otherwise approved), and minimize banks, retaining walls, etc.
6. Habitable space shall be three (3) feet above the 100-year flood level.
7. Two separate ways of escape must be provided from the building. Either two doors, or one door and one window.

8. The Soil Conservation Service should be consulted regarding soil types, drainage problems and allowable grading of the site.
9. The district requirements regarding front, side and rear yard setbacks shall apply to all exposed and covered portions of the earth shelter.
2/16/87

307.03 BUILDINGS UNDER CONSTRUCTION PRIOR TO ENACTMENT

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 that such building shall be completed within one (1) year from the date of passage of this Resolution.

307.04 TEMPORARY BUILDINGS

1. Emergency Use – When dwelling on any lot is destroyed or rendered uninhabitable by fire, explosion, act of God or act of the public enemy, a trailer or mobile home may be used as a temporary residence while the permanent dwelling is repaired or reconstructed. A separate zoning certificate shall be required and such certificate shall be for a time period not to exceed twelve (12) months. Approved sanitary facilities must be provided. A performance bond of \$2,000 shall be provided when applying for a temporary permit.
2. Limited Use- Visitor's travel trailers shall be permitted for a period not to exceed four (4) weeks in any calendar year. Approved sanitary facilities must be provided.

307.05 REAR HOUSES

This section removed 1/27/03

Effective Date 2/27/03

307.06 HEALTH BOARD APPROVAL

No zoning certificate shall be issued without evidence that the applicable County or State agencies have approved the proposed sanitary sewage disposal and water facilities for the use for which the zoning certificate has been requested.

307.07 AIRPORT HAZARD ZONES

The provisions for the Lorain County Regional Airport Zoning Regulations shall be in full effect where applicable.

307.08 FLOOD PLAIN ZONES

A permit may be issued with evidence that the Lorain County Soil Conservation Department or other applicable agency has certified that the site is not subject to predictable flooding.

307.09 MUNICIPAL PLANNING COMMISSION AUTHORITY

The authority of village or city planning commissions shall be observed where applicable.

307.10 SUBMISSION TO STATE HIGHWAY DIRECTOR

The provisions of Section 1601.04 are in full effect where applicable.

307.11 FRONTAGE REQUIRED FOR BUILDINGS

No principal building shall be erected on a lot, which does not abut a street of record. The frontage requirement shall be the same as the required lot width, except for cul-de-sac development, which must maintain a minimum frontage of forty five (45) feet with a width of seventy (70) feet at the building setback line on all cul-de-sacs, radial lots, and curvilinear lots in all RI-1, GB-1, MR-1 and Cluster subdivisions.

All RI-1 districts must maintain a minimum frontage of fifty (50) feet with a width of one hundred (100) feet at the building setback line on all cul-de-sacs, radial lots, and curvilinear lots. Side yard and rear yard setbacks will be maintained as required for that particular district.

All LI-1 districts must maintain a minimum frontage of one hundred (100) feet with a width of two hundred (200) feet at the building setback line on all cul-de-sacs, radial lots, and curvilinear lots. Side yard and rear yard setbacks will be maintained as required for that particular district.

Amended 10/07/02

Effective 11/07/02

307.12 EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION

A plan for erosion and sedimentation control during and after construction shall be included with other plans upon application for zoning permit for subdivisions of five (5) acres or twenty (20) dwelling units and all commercial and industrial development of five (5) acres or more. The following principles shall be followed in developing and carrying out the plan.

1. The smallest practical area of land should be exposed at any one time during the development.
2. When land is exposed during development, the exposure should be kept to the shortest practical period of time.
3. Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development.
4. Provisions shall be made to effectively accommodate the increased run-off caused by changed soil and surface conditions during and after development.
5. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained to remove sediment from run-off waters from land undergoing development.
6. The permanent final vegetation and structures shall be installed as soon as practical in the development.
7. The development plan shall be fitted to the topography and soils so as to create the least erosion potential.
8. Whenever feasible, natural vegetation should be retained and protected.

308 NONCONFORMING USE OF BUILDING OR LAND

308.01 CONTINUANCE

The lawful use of a building or parcel of land existing at the time of the adoption of this Resolution may be continued, although such use of a building or parcel of land does not conform to the provision hereof.

308.03 DISCONTINUANCE

If any nonconforming use of land is discontinued or abandoned for any reason, for a period of two (2) years, said use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located. Whenever a nonconforming use of a building or portion thereof has been discontinued for a period of at least two (2) years, such nonconforming use shall conform with the provisions of this Resolution.

308.04 CHANGE

Whenever a nonconforming use of a building or land has been changed to a more restrictive use or to a conforming use, such use shall not thereafter be changed to a less restricted use.

308.05 EXTENSION, ENLARGEMENT, REMOVAL

No nonconforming use shall be enlarged, increased or extended to occupy a greater area of building or land than was occupied at the effective date of the adoption or subsequent amendment of this Resolution. No nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel of land occupied at the effective date of adoption or amendment of this Resolution.

308.06 DESTRUCTION, DAMAGE AND RECONSTRUCTION

Any nonconforming building or structure damaged by fire, explosion, act of God or act of the public enemy may be reconstructed and used as before such calamity, providing the same is done within two (2) years from the date of said damage or construction. A zoning permit for such reconstruction must be obtained.

309 SUBMISSION OF PLANS

309.01 APPLICABILITY

This procedure is to be applied when specified in the district regulations and on development of five (5) acres or more.

309.02 ACTION BY ZONING COMMISSION AND APPLICANT

309.05 PRELIMINARY SUBMITTAL PROCEDURES AND REQUIREMENTS

1. The developer shall meet with the Zoning Commission prior to the submission of the preliminary plans of the development. The purpose of the meeting is to discuss early and informally the purpose and effect of these regulations and the criteria and standards contained in the applicable district regulations; and to familiarize the developer with all plans and regulations of the community. The general plans should indicate the types of units to be used; approximately the location of public streets; location, type and approximate acreage of all required open spaces. Three (3) copies of the general plan shall be submitted. Specific plans are not required. The intent here is for both the developer and Zoning Commission to clarify their general intentions in regard to the applicable zoning district regulations before a considerable amount of time and

expense have been invested. A formal application and an application fee are required.

2. The Zoning Commission shall discuss with the developer the changes if any, that will be required and the procedure for submitting the preliminary development plans. The Zoning Commission's approval at this stage shall not be binding, but should indicate a general willingness to approve the final plan if the developer meets the necessary requirements.
3. All application submissions shall be submitted to the Zoning Commission not less than two (2) weeks prior to the regularly scheduled meeting.

310 PERFORMANCE STANDARDS

No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition unless the following performance standards are observed.

310.01 FIRE HAZARDS

Any activity involving the use of flammable or explosive materials shall be protected by adequate fire fighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material.

1. The provision of the Ohio Revised Code shall be complied with, and no explosives shall be stored, used or manufactured without first submitting to the Zoning Inspector a certificate of compliance from the State Fire Marshall.
2. No gasoline or other inflammables or explosives shall be stored unless the location, plans, and construction conform to the laws and regulations of the State of Ohio and have the approval of the State Fire Marshall.

310.02 RADIOACTIVITY OR ELECTRICAL DISTURBANCE

No activity shall emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with the applicable regulations of the Atomic Energy Commissioners and the Ohio EPA.

310.03 NOISE

Noise, which is objectionable as, determined by the Commission due to volume, frequency or beat should be muffled or otherwise controlled except during construction operations. Air raid sirens and related apparatus used solely for public purposes are exempt from this requirement.

MAXIMUM PERMITTED SOUND PRESSURE LEVEL IN DECIBELS

Octave Band Frequency	District GB-1	District LI-1
0-74	67	76
75-149	59	71
150-299	52	63
300-599	46	59
600-1199	40	50
1200-2399	34	45
2400-4799	32	38
4800 and over	32	36

The sound pressure level resulting from any use or activity which abuts any other zone shall not exceed the maximum permitted level for the designated octave band as provided in the above table.

310.04 VIBRATION

No vibration shall be permitted which is discernable without instruments on any adjoining lot or property.

At no point on or beyond the boundary of any lot shall the ground transmitted steady state or impact vibration caused by any use or activity (except those not directly under the control of the property user) exceed the limits as established in the following table.

FREQUENCY Cycles per Second	DISTRICT GB-1 /LI-1 inches	DISTRICT RESIDENTIAL inches
Less than 10	.0008 .0020	.0004
10 through 19	.0005 .0010	.0002
20 through 29	.0003 .0006	.0001
30 through 39	.0002 .0004	.0001
40 through 49	.0001 .0003	.0001
50 and over	.0001 .0002	.0001

310.05 SMOKE

Smoke shall be controlled as much as economically possible as determined by the County Health Department or Ohio Environmental Protection Agency.

1. In the GB-1 District, the emission of more than twelve (12) smoke units per stack in any one (1) hour period is prohibited.
2. In the LI-1 District, the emission of twenty-two (22) smoke units per stack in any one (1) hour period is prohibited. However, once during any three (3) hour period each stack may be permitted up to forty (40) additional smoke units- not to exceed Ringelmann No.2- for soot blowing and for fire cleaning. Only during fire cleaning periods, however, shall smoke of a density of Ringelmann No. 3 be permitted, and then for not more than four (4) minutes per period.

The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed the rate established in the following table.

Permitted Rate of Particulate Matter Emission in Pounds per Hour, Per Acre

Height of Emission	District	
	GB-1 Pounds	LI-1 Pounds
00-49	1.00	3.00
50-99	1.01	3.00
100-149	1.06	3.50
150-199	1.10	3.80
200-299	1.16	4.20
300-399	1.30	5.00
400 and over	1.50	7.00

310.06 ODORS

No malodorous gas or matter or liquid shall be permitted which is discernable on any adjoining lot or property.

An odor emitted no more than fifteen (15) minutes in any one (1) day shall not be deemed continuous, frequent, or repetitive within meaning of these regulations. The existence of an odor shall be presumed when analysis by a competent technician demonstrates that a discernable odor is being emitted. Any

process, which may involve the creation or emission of any odors, shall be provided with a primary and secondary safeguard system so that control will be maintained if the primary safeguard system fails. The rules and regulations of the Ohio EPA shall be complied with.

310.07 AIR POLLUTION

No pollution of air by fly ash, dust vapors, or other substances shall be permitted which is harmful to health, animals, vegetation or other property or which can cause soiling as per the Ohio EPA regulations

310.08 GLARE

No direct or reflected glare shall be permitted which is visible from any property or from any public street, road or highway.

310.09 EROSION

No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.

310.10 WATER POLLUTION

Pollution of water shall be subject to the requirements and regulations established by the Ohio Water Commission.

310.11 REGULATION OF OFFENSIVE MATERIALS

The following uses shall be deemed to constitute a nuisance and shall not be permitted in Carlisle Township except to the extent that junkyards are conditionally permitted in an (LI-1) Light Industrial District (see section 426).

The dumping, storing, burying, reducing, disposing of **SOLID WASTE, HAZARDOUS WASTE, INFECTIOUS WASTES**, garbage, refuse, scrap metal, tires, rubbish, offal, flash, demolition materials or other waste materials.

Adopted 3/18/02

Effective 4/18/02

311 ENFORCEMENT PROVISIONS

311.01 All uses existing on the effective date of this Resolution shall conform to these performance requirements within one (1) year, provided that an extension of up to six (6) months may be granted by the Board of Zoning Appeals. Extensions may be granted by the Board of Zoning Appeals if the owner or operator of the use can demonstrate that compliance would create an unreasonable hardship.

311.02 The Zoning Inspector shall refer any proposed use, which is likely to violate performance requirements to the Board of Zoning Appeals.

312 ENVIRONMENTAL AND ECONOMIC ASSESSMENT

312.01 EXISTING DEVELOPMENT

A. Existing Land Use

Comparisons made between the proposed use and those existing land uses adjacent to it to determine compatibility.

B. Zoning Districts

1. Is the range of zoning uses proposed in the change compatible with the range of uses allowed in the adjacent zones?
2. Is the proposed change continuing a desirable pattern of zoning?
3. Does the proposed change grant special privileges to the detriment of adjacent land owners?

C. Existing Residential Densities

1. Evaluation of the proposed parcel in relation to density of proposed area vs. density of surrounding land. Take into consideration that a 4-unit building on one (1) acre maintains the same density as four (4) single family homes on ¼ acre lots.

D. Impact Areas and Vacant Land

1. Comparison of proposed change with regard to development commitments of adjacent vacant land.
2. The affects of proposed development on the development potential of adjacent vacant land.

312.02 DEVELOPMENT IMPACT ON THE TOWNSHIP'S GOALS AND OBJECTIVES

A. Land Use Goals

1. Compatibility of proposed change in relation to Land Use Goals and the Township's long range objectives.

2. Conditions may change over time thus justifying the proposed change but which is not indicated in the Plan.

B. Transportation Plan

3. The degree to which the change would help to realize or hinder the Transportation plan.
4. Determination of the ability of the change to be served adequately by future improvements.

312.03 DEVELOPMENT IMPACT ON PUBLIC SERVICES AND UTILITIES

A. Sanitary Sewers and Water Lines

1. Impact of change on sewerage system through study of lift station capacity. If change causes lift station to exceed capacity thus requiring additional pumping and force main capacity or use of alternative method for getting waste water to treatment plant.
2. Evaluation of location and size of lines serving the proposed area, to determine capability of handling change.

B. Fire Protection

1. The need for additional fire hydrants
2. Depending on the size of the development, water pressure may have to be increased to handle high-rise buildings.
3. The addition of more or special fire equipment.

C. Traffic Flow

1. Review of road design capacities and location of major traffic generators.

312.04 IMPACT ON ENVIRONMENTAL FACTORS

A. Preservation of Natural Areas

- B. Insurance that water supply is not degraded by pollutants including those transported in storm water.**

C. Identification of areas suitable for development

1. Areas presently developed

2. Currently vacant land suitable for development

D. Soils and Flooding

1. Review of soil maps to determine the limitations of the local soils.
2. Depiction of the flood prone areas. Development will not increase the flood potential for other properties.

312.05 IMPACT OF DEVELOPMENT ON QUALITY OF LIFE

A. Public Recreation.

1. Development proposals with on-site recreation facilities will not increase demand for local neighborhood parks.

B. Shopping and Service Establishments

1. Impact of change on the availability of goods and services.
2. Change affecting parking facilities.

C. Schools

1. The amount of money brought in by the Township in relation to money expended for additional facilities needed.

D. Property Value Stability

1. Insuring existing residences that proposed changes will not adversely affect property values.
2. Enlisting the use of site planning to insure building relates harmoniously to terrain and existing building and roads and nearby residences.