

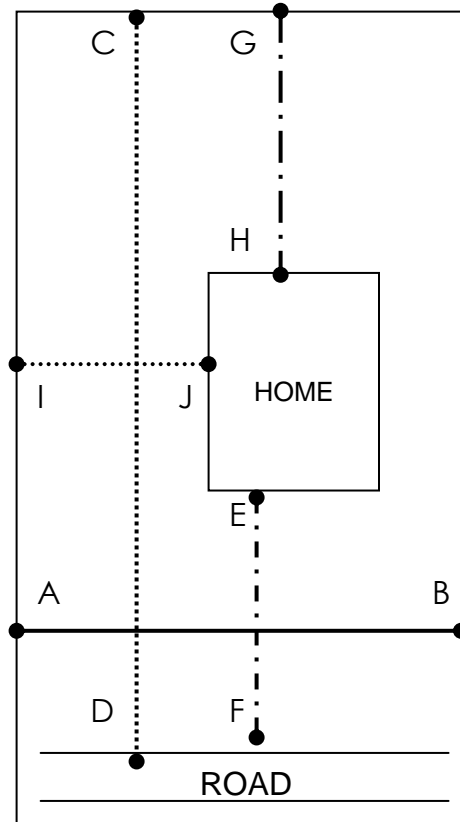
401.01	<p>The Highway Business District is created to provide retailing and personal services which require larger tracts of land and encompass a larger service area. This District is so designed to permit commercial development of permitted uses, which will be limited only by standards set forth to protect the abutting Districts and as directed against the extension of strip zoning. The Highway Business Districts shall be considered for use in limited areas adjacent to the Major Activity areas and in accessible locations along arterial streets as shown on the major county thoroughfare plan. Strip zoning utilizing this District shall be prohibited.</p>	<p>Side Yards: Minimum side - twelve (12) feet where there is no rear access to the property. Abutting a side street - see Article I, Section 103 - Corner lot. Abutting a residential zone - seventy-five (75) foot unobstructed buffer strip suitably landscaped.</p>	<p>LOT, DEPTH OF: A mean horizontal distance between the front lot line and the rear lot line, measured in a general direction parallel with its side lot lines. Unless otherwise specified length shall be measured from the center of the street. Lot length and lot depth have the same meaning.</p>
401.02	<p>PERMITTED USES</p>	<p>401.07 PERCENTAGE OF LOT COVERAGE</p>	<p>LOT, FRONTAGE: The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage and yards shall be provided as indicated under Yards in this section.</p>
	<p>Antique Store, Automobile Accessory Store, Automobile-Truck Travel Trailer Sales Lot, Bar, Grill, Cocktail Lounge, State Liquor Store, Bicycle, Rental, Sales, and Service, Billboards and Signs, subject to the provisions of Article VII, Boat and Sporting Goods Store, Bowling Alley, provided the building used for such purpose is at least one hundred (100) feet from any residential district, Café, Churches (See Article III, Section 301.03 for additional regulations), Clinics, Medical and Dental, Clubs (Swimming, Y.M.C.A., etc.), Lodges, Discount Stores (variety, drugs, etc.), Doughnut Shop, Drive-in Banks, Drive-in Ice Cream Store, Drive-In Restaurants, Dry Cleaning, custom and self-serve, Egg and Poultry Store, no killing of fowl on premises, Exterminator Service, Farm, Fruit, and Produce Stands, Farm Implement Sales, Food and Grocery Stores, Food Lockers, Garden and Nursery Centers, Gift, Novelty and Souvenir Stores, Miniature Golf Courses, Laundry, custom and self-serve, Monument Sales, provided cutting is done in an enclosed building, Motels, Tourist Cabins and Courts, Motorcycle Sales and Service, Pet Store, Supplies, Photographic Studio, Photographic, printing, publishing, Restaurants, Supermarkets, Travel Trailer and Pick-up Coach Sales and Services</p>	<p>All buildings including accessory buildings shall not cover more than thirty (30) percent of the net area of the lot.</p>	<p>LOT, WIDTH OF: The mean width measured at right angles to its depth.</p>
		<p>401.09 OFF-STREET PARKING AND LOADING REQUIREMENTS AND DRIVEWAYS</p>	<p>LOT LINES: Any line dividing one lot from another.</p>
		<p>The provisions of Article VII, Section 702.00 shall apply in this District.</p>	<p>SETBACK: Shall mean the minimum distance from the street line to the building line measured along a line perpendicular to the street line or front property line, or in the case of an arc street, measured along the radius of such arc. For lots abutting on a thoroughfare as shown on the Major Thoroughfare Plan for Lorain County, the setback shall be measured from the proposed right-of-way line specified for that thoroughfare on the Major Thoroughfare Plan for Lorain County.</p>
		<p>401.10 SUBMISSION OF PLANS</p>	<p>YARD, FRONT: An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building, and the street line. Covered porches whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.</p>
		<p>The provisions of Article I, Section 103 shall be in full force and effect in this District.</p>	<p>YARD, REAR: An open unoccupied space on the same lot with a main building, extending the full width of the of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot, or the center line of the alley, if there be an alley, and the rear line of the building.</p>
		<p>702.00 DRIVEWAY REQUIREMENTS</p>	<p>YARD, SIDE: An open unoccupied space on the same lot with a main or accessory building situated between that building and side line of the lot and extending from the front yard to the rear yard.</p>
		<p>A driveway shall be a minimum of ten feet (10') in width for its entire length from the property line to the dwelling unit or garage, whichever is furthest from the road.</p>	
		<p>Adequate space shall also be maintained for the turning-around of emergency vehicles if the driveway has curves or extends more that one-hundred and fifty (150') from the edge of the road.</p>	
		<p>The driveway shall be constructed to a minimum depth of eight inches (8"), and shall be constructed of one or more of the paving materials as defined under paving in Article 1.</p>	
401.04	<p>BUILDING HEIGHT LIMIT</p>	<p>Fences, walls, gates and other similar improvements shall be placed no closer to either outer edge of the driveway than three feet (3') horizontally.</p>	
	<p>No building or structure shall be erected to a height in excess of thirty-five (35) feet.</p>	<p>Plantings and/or natural vegetative growth shall be maintained by occupant or owner so as to be no closer to either outer edge of the driveway than three feet (3') horizontally or lower than twelve feet (12') vertically.</p>	
401.06	<p>YARDS REQUIRED</p>		
	<p>The following yard requirements shall apply to all yards in the Highway Business District unless specified herein:</p>		
	<p>Front Yard: Setback of one hundred (100) feet from the road right-of-way line. A twenty (20) foot deep unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.</p>		
	<p>Rear Yards: Forty (40) feet.</p>		

Basic Procedures for Obtaining a Zoning Certificate

- 1) Contact Zoning Office
- 2) Review "103.08, Submission of Plans"
- 3) If 103.08 is applicable, meet with Zoning Commission Chairman
- 4) If 103.08 is not applicable, stake/mark area of construction
- 5) Present State of Ohio approved Plans. One set to Zoning Inspector, one set to Wellington Fire District Chief.
- 6) Schedule on-site meeting with Zoning Inspector
- 7) Complete Zoning Certificate
- 8) Approval/Denial by Zoning Inspector
- 9) Post copy in front yard
- 10) Begin construction
- 11) Schedule to meet with Zoning Inspector for end of construction meeting

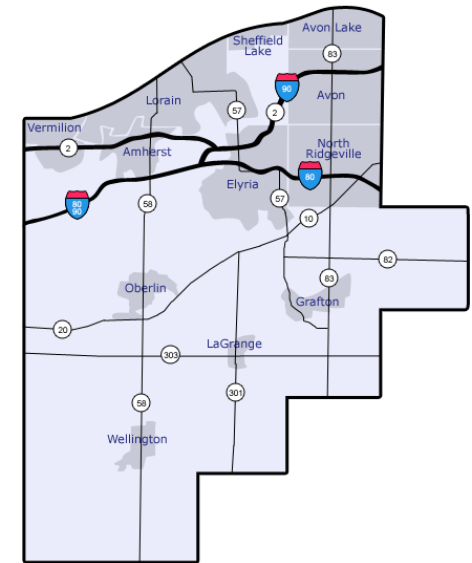
SAMPLE DRAWING

Point A – B : Lot Width
 Point C – D : Lot Depth
 Point E – F : Front Yard
 Point G – H : Rear Yard
 Point I – J : Side Yard



Wellington Township Zoning Certificate Guide

Highway Business District



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