

(m) Dust and air pollution.

1. Vehicle service and inspection stations shall not create dust or pollute the air in violation of the Clean Air Act or any other local, state or federal regulation regarding air cleanliness or nuisances.

2. Applicants, owners and operators shall take the necessary safeguards to ensure appropriate dust control measures are in place.

3. The emissions of dust, smoke, refuse matter, odor, gas, fumes or similar substances or conditions which can endanger the health, safety or general welfare or which can cause any soiling or staining of persons or property at any point beyond the property line of the use creating the emission is prohibited. Dust control measures shall be used to stabilize soil from wind erosion and to reduce dust generated from site activities.

4. Applicants, owners or operators shall take all necessary precautions to minimize odors during the hours of operation of the vehicle service and inspection station. If odors resulting from the use or odors emanating from the site result in nuisance complaints being lodged by township residents, the owner or operator shall meet with the township and any affected residents to implement, where warranted and required by the township, effective odor control measures.

(2003 Code, § 170-14) (Ord. 2-93, passed 5-4-1993; Ord. 2-99, passed 9-7-1999; Ord. 1-2003, passed 6-3-2003; Ord. 2-2009, passed 2-1-2010; Ord. 01-2013, passed 2-4-2013) Penalty, see § 153.999

§ 153.078 LOT, AREA AND DIMENSIONAL REQUIREMENTS.

The following requirements shall apply in A-1 Agricultural Districts.

<i>Lot, Area and Dimensional Requirements</i>							
<i>A-1 Agricultural Districts</i>							
<i>Use Category</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Setback (feet from right-of-way)</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Lot Coverage</i>
Permitted uses							
Agriculture	10	120	**	60	60	NA	NA
Cellular communications antenna/tower	Refer to § 153.076(M)						
Cemeteries	NA	NA	60	20	20	35	NA

Greene Township - Land Usage

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Permitted uses (Cont'd)							
Churches/educational	2	150	60	40	40	35	35%
Commercial greenhouse	2	150	60	60	40	35	40%
Commercial kennel	2	150	60	60	40	35	40%
Commercial stables	2	150	60	60	40	35	40%
Garden centers	2	150	60	60	40	35	40%
Municipal building/fire station	2	150	60	40	40	35	NA
Municipal recreation	NA	NA	50	20	40	35	NA
No-impact home-based business							
Single-family	*	120	**	20	30	35	NA
Single mobile home	*	120	**	20	30	35	NA
Veterinary clinic	2	150	60	60	40	35	40%
Conditional uses							
Day-care center	2	150	60	40	40	35	NA
Day-care, family	#	#	#	#	#	#	#
Funeral home	2	150					
Group residential	#	#					
Institutional facility	5	150	60	40	40	35	NA
Mobile home park	20	Refer to Chapter 152, §§ 152.145 through 152.159					
Older adult daily home living facility	Refer to § 153.076(K)						
Older adult daily living center	Refer to § 153.076(L)						

<i>Lot, Area and Dimensional Requirements</i>							
<i>A-1 Agricultural Districts</i>							
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Conditional uses (Cont'd)							
Planned industrial district	Refer to § 153.076(I)						
Planned unit residential	10	Refer to § 153.076(G)					
Recreation/community, private	2	150	60	60	60	35	NA
Underground coal mining							
Mine facility	25	200	100	100	100	NA	NA
Adjunct facility	0.5	120	60	40	40	35	NA
Special exceptions							
Bed-and-breakfast	#	#	#	#	#	#	#
Conversion apartments	2	#	#	#	#	#	#
Home occupation other than a no-impact home-based business							
Vehicle service and inspection station							
Notes:							
NA: Not applicable							
* 1 acre with public sewer or approved community treatment systems; 2 acres with on-lot disposal systems							
** Local streets: 40 feet; Collector streets: 50 feet; and Arterial streets: 60 feet							
# Standard for principle use shall apply							

(2003 Code, § 170-15) (Ord. 2-93, passed 5-4-1993; Ord. 1-98, passed 3-3-1998; Ord. 2-98, passed 8-4-1998; Ord. 3-98, passed 10-6-1998; Ord. 2-99, passed 9-7-1999; Ord. 1-2009, passed 1-22-2009; Ord. 2-2009, passed 2-1-2010; Ord. 01-2013, passed 2-4-2013)

*N-C NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT***§ 153.090 STATEMENT OF PURPOSE AND USE SUMMARY.**

(A) The N-C Neighborhood Commercial Overlay District is established to provide locations for general business and related activities for the use and convenience of area and district consumers at a scale which is in concert with the existing residential and nonresidential development in the area. Regulations for this district are intended to generate commercial activities and associated supporting amenities, to encourage and sustain such functions, to strengthen the local economic base, to effectuate safe and efficient traffic circulation and to provide necessary parking facilities.

(B) (1) *Generally.* The basic requirements of the A-1 Agricultural District shall be subject to additional standards and regulations of this subchapter. These additional standards and regulations are intended to supplement, not repeal, abrogate, impair or replace any existing ordinances or provisions that relate to zoning or building construction within the township.

(2) *N-C uses permitted by right.*

- (a) Specialty retail including, but not limited to, the sale of antiques, sporting goods, electronics, gifts or books;
- (b) Personal service establishments including, but not limited to, barber and beauty shops, dance studios, financial consultants, dry cleaning and similar uses;
- (c) Administrative office (general);
- (d) Offices for professional services including, but not limited to, physicians, lawyers, architects and similar professionals; and offices incidental to uses permitted in the district;
- (e) Eating establishments, not to include drive-in or drive-through uses;
- (f) Automotive service stations;
- (g) Commercial service businesses, whether service is provided on site or away from site;
- (h) Municipal Building/fire station; and
- (i) Hotels and motels.

1. *Permits and plan.*

- a. It shall be unlawful for any person to construct or maintain a hotel or motel within the township without first having secured a permit from the township.