

CHAPTER 1 TITLE, AUTHORIZATION AND PURPOSE

Section 100 Title and Purpose

This Resolution shall be known, cited and referred to as "The Zoning Resolution of Randolph Township, Ohio," the "Randolph Township Zoning Resolution," or the "Zoning Resolution."

The purposes of this Zoning Resolution are:

- A. To promote and protect the public health, safety, convenience, comfort, prosperity, or general welfare of the Township by regulating the use of buildings, other structures and land for residential, commercial, industrial, public, or other uses;
- B. To regulate the bulk, height, design and location of structures;
- C. To regulate population density;
- D. To divide the land within the Township into districts, according to the use of land and buildings and the intensity of such use, as may be deemed best suited to carry out the purposes of the Township Land Use Plan and this Zoning Resolution; and
- E. To provide procedures for the administration and enforcement of this Zoning Resolution.

Section 101 General Objectives

This Zoning Resolution is intended to achieve the following objectives:

- A. To protect and enhance the character and value of the agricultural, residential, commercial, industrial, institutional and public uses, and ensure their orderly and beneficial development, and to guide the future development of the Township in accordance with the Township Land Use Plan;
- B. To protect and preserve the historical and cultural resources of the Township;
- C. To provide adequate open spaces for light, air and outdoor uses;
- D. To prevent uncoordinated development;
- E. To minimize congestion in the public streets and to ensure efficient and safe traffic circulation;
- F. To encourage land use patterns that ensure economical extensions for the sewer and water systems, waste disposal services and other public utilities, as well as the development of adequate recreational facilities and other public facilities;
- G. To safeguard the public against flood damage and to prevent damage to environmentally sensitive areas;
- H. To protect ground water quality.

Section 102 Authorization

This Resolution is authorized by the Constitution and Revised Code of the State of Ohio, Chapter 519.

Section 103 Interpretation

The provisions of this Zoning Resolution shall be construed to achieve the purposes for which they are adopted. In interpreting and applying the provisions of this Zoning Resolution, these provisions shall be held to be the minimum requirements for the promotion of public health, safety, and general welfare.

It is not intended that this Zoning Resolution interfere with or abrogate and annul existing provisions of other laws, except those specifically repealed by this Resolution, or any private restrictions placed upon property by covenant, deed, easement or other private agreement. However, where this Zoning Resolution may conflict with the requirements of any other lawfully adopted rules, regulations or resolutions, the most restrictive, or that imposing the higher standards shall govern and be applied.

Section 104 Compliance

After the effective date of this Zoning Resolution, no buildings, structures, uses of land, or lots of record shall be established, altered, moved, divided or maintained except in accordance with the provisions of this Zoning Resolution. Existing buildings, structures and uses of land that do not comply with the regulations of this Zoning Resolution are illegal or nonconforming pursuant to Section 700 Nonconforming Uses and Structures.

Section 105 Repeal of Existing Resolution

The Zoning Resolution for Randolph Township adopted and made effective on November 13, 1968, and as subsequently amended, together with the Zoning Districts Map that is part of that Zoning Resolution is hereby suspended and amended to read as set forth in this Zoning Resolution.

Section 106 Severability

If any provision of this Zoning Resolution is held to be unconstitutional or otherwise invalidated by any court of competent jurisdiction, the remaining provisions shall not be invalidated and shall remain in full force and effect.

Section 107 Effective Date

The effective date of this Zoning Resolution is May 28, 2005.