

CHAPTER 301

GENERAL PROVISIONS

301.01 Portable Non-Residential
Structures
301.02 Fences and Walls

301.03 Land Suitability and
Environmental Performance
Standards

CROSS REFERENCES

Ch. 303 Accessory Uses and Structures

301.01 PORTABLE NON-RESIDENTIAL STRUCTURES

Portable non-residential structures shall not be permitted in the Township, except for temporary construction trailers limited to the actual time of construction and for which a Certificate of Zoning Compliance has been issued for the actual construction period as indicated therein. For the purposes of this Resolution, a portable non-residential structure shall be defined as any building or similar structure designed for uses other than habitation which is not placed on a permanent foundation, excluding accessory structures meeting the requirements of Sec. 303.01.

301.02 FENCES AND WALLS

- A. Applicability. The provisions of this chapter shall apply to all residential zoning districts and PUD District relative to residential uses. In all other districts fences shall be approved as part of the site plan or development plan.
- B. Regulations. In any residential zoning district or PUD no fence or wall shall exceed six (6) feet in height and no fence or wall shall exceed sixty (60) inches in height between the street right-of-way line and the building setback lines as a decorative fence only. Supporting members shall be so installed so as not to be visible from any other property which adjoins or faces the fences or walls being installed. This regulation shall not apply to fences or walls which are designed so that the supporting members are identical in appearance on both sides of the fence or wall. Fences and walls shall be kept in proper repair and maintained so as not to create conditions which endanger the health, comfort, and safety of the public. Partition fences and livestock fences may be permitted within any required yard within the ACOS District.

- C. Permit And Inspection. No fence or wall shall be erected or constructed until a permit has been issued by the Zoning Administrator who shall review each request to determine its compliance with this chapter. Each property owner shall determine property lines and ascertain that the fence or wall does not encroach upon another lot, parcel of land, public right-of-way, or easement. The Township shall furnish such inspection as is deemed necessary. An inspection by the Township shall not be construed to mean that the Township has determined that the fence or wall is encroaching upon another lot, public right-of-way, or easement, nor shall it relieve the property owner of the duty imposed upon him or her described herein or otherwise required.
- D. Construction on Embankments. Where a fence or wall is constructed on an embankment, or where the ground under a fence has been graded to a higher level than the surrounding ground, the permissible height of the fence or wall, as set forth in this chapter shall be reduced by the height of the embankment or grading.

301.03 LAND SUITABILITY AND ENVIRONMENTAL PERFORMANCE STANDARDS

- A. General. No land which is subject to flooding, improper or inadequate stormwater drainage, limiting topographic, soil or geologic condition, or other conditions which may be harmful to the health, safety and general welfare of the present or future inhabitants of the Township shall be approved unless the applicant presents and commits to methods adequate to overcome or avoid the limiting conditions.
- B. Soil Criteria.
 - 1. Floodplain Soils. The following soils are floodplain soils as determined by the USDA Soil Survey of Franklin County, Ohio. The frequency, duration and extent of flooding may vary. In most cases these soils do not constitute acceptable sites for building.

Table 4 FLOODPLAIN SOILS Jackson Township Zoning Resolution	
SOIL TYPE	SYMBOL
Algiers Silt Loam	Ag
Eel Silt Loam	Ee
Genesse Silt Loam	Gn
Medway Silt Loam	Mh
Ross Silt Loam	Rs
Shoals Silt Loam	Sh
Sloan Silt Loam	So

2. **High Water Table Soils.** The following soils which are located in very flat or low areas characteristically have severe seasonally high water table problems which often cannot be completely resolved. ***The creation of buildings with basements or wastewater leaching systems in the following soil types is therefore discouraged. The burden is on the applicant to demonstrate that safe and healthful building and leaching sites can be provided in these soils.***

Table 5 HIGH WATER TABLE SOILS Jackson Township Zoning Resolution	
SOIL TYPE	SYMBOL
Condit Silt Loam	Cn
Kokomo Silty Clay Loam	Ko
Montgomery Silty Clay Loam	Ms
Pewamo Silty Clay Loam	Pm
Westland Silty Clay Loam	Wt

- C. **Stormwater Runoff.** All proposed development with a runoff rate exceeding the capacity of the downstream system shall be required to control the rate of stormwater discharge, as determined by the Zoning Administrator. ***No activity shall be undertaken on a lot that will create adverse impact onto adjacent properties. All stormwater drainage shall be directed to a suitable outlet as required.*** The Township shall not approve an application when the Zoning Administrator determines that adequate stormwater drainage cannot be provided to the proposed development.
- D. **Natural and Scenic Features.** Applications for zoning approval shall include measures to protect outstanding scenic spots, streambanks and watercourses, or exceptionally fine wooded areas when deemed necessary by the Zoning Commission and Trustees.
- E. **Individual Wastewater Treatment And Disposal Systems And Individual Water Supply.**
1. **Residential Development With Individual Wastewater Treatment and Disposal Systems and Individual Water Supply.** A tract of land that was of record on the date of adoption of this Zoning Resolution shall not be developed with individual sewage treatment or individual water supply for more than nineteen (19) dwelling units or for more than fifty percent (50%) of the tract within a three-year period without the approval of the Franklin County District Board of Health, whichever is the most restrictive. Approval shall be with a finding of adequate control of water pollution and sewage disposal in accordance with Board of Health rules and regulations.
 2. **Required Lot Sizes.** The size of the lot or area provided for each dwelling unit shall be of a size equal to or larger than as approved by the Board of Health, but shall be not less than the minimum lot size for the Zoning District in which it is located.