

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS AND MAP

Section 1. ZONING DISTRICTS

Section 2. DISTRICT MAP

Section 1. ZONING DISTRICTS

1. In order to regulate and restrict the location and use of buildings and land for trade, industry, residence, and other purposes; to regulate and restrict the height and size of buildings hereafter erected or structurally altered, the size of yards and other open spaces, the amount of parking spaces and the density of population, the unincorporated area of Middleton Township, Wood County, Ohio, is hereby divided into the following districts.

- A. **“A-1” Agricultural District**
- B. **“S-1” Special District**
- C. **“R-1” Estate-Residence District**
- D. **“R-2” Suburban Residence District**
- E. **“R-3” Residence District**
- F. **“R-4” Multiple Dwelling District**
- G. **“RMH-1” Mobile Home Park**
- H. **“B-1” Neighborhood Business District**
- I. **“B-2” Integrated Community Business Center District**
- J. **“B-3” Highway Business District**
- K. **“B-4” State Route 25 and State Route 582 Overlay Zone**

The purpose of the State Route 25/582 Overlay District is to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering State Route 25 and State Route 582 in Middleton Township. State Route 25 is a major north-south route through Wood County that links the City of Perrysburg with the City of Bowling Green to the South. State Route 25 is a regionally significant roadway that serves as a major corridor as the surrounding areas continue to grow and develop. State Route 582 is the major northern east-west route through the Township. The State Route 25/582 Overlay District provides standards and requirements intended to preserve the environmental and aesthetic qualities of the corridor and manage access to property in a manner that will maintain traffic safety and roadway capacity. All regulations in the underlying zoning district apply in addition to the overlay zone requirements. In case of conflict, the more restrictive regulations will apply.

- L. **“M-1” Light Industrial District**
The M-1 Light Industrial District is intended to provide for industrial uses having a minimal impact upon the surrounding environment in areas that are suitable for industrial development by reason of their location and the availability of adequate utility and transportation systems. Industrial uses that can be operated in a clean and quiet manner, subject only to those regulations and performance standards necessary to prohibit congestion and for the protection of adjacent residential and business activities are permitted. It is anticipated that uses established in this district will be developed in an industrial park-like setting.
- M. **“M-2” General Industrial District**
The M-2 General Industrial District is designed to provide for industrial and other uses that can be operated in such a manner as to conform with the applicable performance standards of this district. These uses perform essential and necessary functions and are provided for in

areas that are best suited for such intensive industrial development by reason of location and the availability of the adequate utility and transportation systems, and accordingly, are isolated from residential neighborhoods.

N. "PUD" Planned Unit Development

It shall be the policy of the Township to promote progressive development of land and construction thereon by encouraging planned unit developments to achieve: A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setback and area requirement; A more useful pattern of open space and recreation areas and, if permitted as a part of the project, more convenience in the location of accessory commercial uses and services; A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents disruption of natural drainage patterns; A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets; A development pattern in harmony with land use density, transportation facilities and community facilities objectives of the comprehensive plan; A development pattern consistent with good zoning practice and in harmony with the public health, safety, and general welfare needs of the community

2. No building shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or land be used, in a manner which does not comply with all of the provisions established by this Zoning Resolution for the districts in which the building or land is located.

Section 2. DISTRICT MAP

The boundaries of the districts are shown upon the map which is made a part of this Resolution, which map is designated as the "District Map". The district map and all the notations, references and other information shown thereon are a part of this Resolution and have the same force and effect as if the district map and all the notations, references and other information shown thereon were all fully set forth or described therein, the original of which district map is properly attested and is on file with the Township Fiscal Officer.

1. District Boundaries.

The district boundary lines on said map are intended to follow either streets or alleys or lot lines; and where the districts designated on the map are bounded approximately by such street, alley or lot lines, the street or alley or lot shall be construed to be the boundary of the district, unless such boundary is otherwise indicated on the map.

- A. In the case of unsubdivided property, the district boundary lines shall be determined by the use of the scale appearing on the Zoning District Map or by dimensions.
- B. Where the boundary of a district follows a railroad line such boundary shall be deemed to be located midway between the main tracts of said railroad line.
- C. Whenever any street, alley or other public way is vacated by official action of the Board of Trustees of Middleton Township, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulation of the extended districts.

