

**CHAPTER 1
TITLE, AUTHORIZATION, PURPOSE**

Section 100.00 Title

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

Section 101.00 Purpose

The purposes of this Zoning Resolution

- A. To promote and protect the public health, safety, convenience, comfort, prosperity and general welfare of the Township in accordance with Section 519.02 of the Ohio Revised Code.
- B. To regulate the use of buildings, other structures and land for residential, commercial, industrial, public, or other uses;
- C. To regulate the bulk, height, design, and location of structures;
- D. To regulate population density;
- E. 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
- F. To provide procedures for the administration and enforcement of this Zoning Resolution.

Section 102.00 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 insure their orderly and beneficial development in accordance with Township Land Use Plan;
- B. To protect the rural character of the Township;
- C. To protect and preserve the historical and cultural resources of the Township;
- D. To provide adequate open spaces for light, air and outdoor uses;
- E. To prevent the overcrowding of the land;
- F. To prevent uncoordinated development;

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- G. To minimize congestion of the public streets, and to ensure efficient and safe traffic circulation;
- H. To facilitate the future development of the Township in accordance with the Township Land Use Plan;
- I. To encourage land use patterns that insure economical extensions for sewers, water supply, waste disposal, and other public utilities, as well as, the development of adequate recreation and other public facilities;
- J. To encourage land use patterns that conserve the natural resources of the Township;
- K. To help safeguard the public against flood damage and to prevent damage to environmentally sensitive areas;
- L. To protect ground water quality;
- M. To guide the future development of the Township, so as to bring about the gradual conformity of land and building uses, in accordance with the objectives of the development plan of the Township; and,
- N. To accomplish the goals and purposes set forth in each Chapter consistent with the purpose of this Resolution.

Section 103.00 Authorization

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

Section 104.00 Interpretation

The provisions of this Zoning Resolution shall be construed to achieve the purposes and objectives 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 necessary in the interest of the public health, safety, convenience, comfort, prosperity, or general welfare. If, any of these requirements are found to be incompatible or inconsistent with another requirement of this Resolution, the more restrictive requirement shall apply.

It is not the intent 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 restriction placed upon the 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 105.00 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

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provisions of this Zoning Resolution. Existing buildings, structures, and uses of land that do not comply with the requirements of this Zoning Resolution are illegal or nonconforming pursuant to Chapter 6, Section 620.00 Nonconforming Uses and Structures.

Section 106.00 Repeal of Existing Resolution

All existing Resolutions in conflict with this Zoning Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

Section 107.00 Separability

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 108.00 Effective Date

The effective date of this Zoning Resolution is **July 16, 2009**.