

Sagamore Hills Township

DEFINITIONS

Section 2.0 Definitions

Definitions in general - Words used in the present tense include the future, the singular number includes the plural, and the plural, the singular. The words "occupied" or "used" as applied to any building or premises shall be construed as though followed by the words "or intended, arranged, or designed, or designed to be occupied or used." All distances are horizontal measurements unless otherwise specified. The word "shall" is mandatory, unless the natural construction of the wording indicates otherwise. This Resolution includes all resolutions, amending, explaining or supplementing the same. The Township Zoning Inspector includes all persons succeeding him by whatever title known, in the duties and powers provided for him by this Resolution.

2.1 **Accessory Building** - A subordinate structure detached from, but located on the same lot as the principal structure, the use of which is customarily incidental or ~~accessory~~ **ancillary** to the principal structure. (~~Effective 7/18/91~~)

2.2 **Accessory Use** - A subordinate use located on the same lot as the principal use and customarily incidental to the main use. (~~Effective 7/18/91~~)

2.3 ~~**Adult Entertainment Establishment** - As defined by O.R.C. 503.51~~

~~**Adult Arcade** - Any place to which the public is permitted or invited wherein, coin operated or token-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas." (Effective 2/16/99)~~

2.4 ~~**Adult Bookstore or Adult Video Store** - A commercial establishment which as one of its principal purposes offers for sale or rental for any form of consideration any one or more of the following:~~

~~a. - Books magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representation which depict or describe "specified sexual activities" or "specified anatomical areas" or;~~

- b. ~~Instruments, devices, or paraphernalia, other than medical or contraceptive devices, which are designed for use in connection with "specified sexual activities."~~
(Effective 2/16/99)
- 2.5 ~~**Adult Cabaret** — A nightclub, bar, restaurant, or similar commercial establishment which regularly features:~~
- a. ~~Persons who appear in a state of nudity, or;~~
- b. ~~Live performances which are characterized by the exposure of "specified anatomical area" or "specified sexual activities."~~ (Effective 2/16/99)
- 2.6 ~~**Adult Motion Picture Theater** — A commercial establishment where, for any form or consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."~~ (Effective 2/16/99)
- 2.7 ~~**Adult-Oriented Businesses** — Shall be as defined by O.R.C. 503.65, as it may be amended. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representation which depict or describe "specified sexual activities" or "specified anatomical areas" or;~~
- a. ~~Instruments, devices, or paraphernalia, other than medical or contraceptive devices, which are designed for use in connection with "specified sexual activities."~~
(Effective 2/16/99)
- 2.8 ~~**Adult Theater** — A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or nudity or live performances which are characterized by the exposure of "specified sexual activities" or "specified anatomical area."~~ (Effective 2/16/99)
- 2.93 ~~**Agriculture** - The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiculture, animal and poultry husbandry, and necessary accessory use for the packing, treating, or storing the produce; provided that the operation of such accessory use shall be secondary to that of the normal agricultural activities, and provided that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals. A use shall be classified as agricultural only as a dwelling house for a person engaged in agriculture is not a structure incidental to an agricultural use of land so as to be exempt from the provisions of a zoning regulation enacted pursuant to Chapter 519.21 of the Ohio Revised Code. As defined by Ohio Revised Code 519.01.~~

- 2.104 **Apartment** - Is any **rental** unit consisting of four **two** or more family dwelling units.
- 2.115 **Assisted Living** - A facility for independent, semi-independent and/or nursing care living arrangements which provides care and group housing, containing single rooms or other dwelling units which may consist of one or more bedrooms, bathing facilities, dining area, visiting and recreational facilities, or a combination thereof and which may include a health care and wellness component. Such living arrangements shall provide residents with available services ranging from housekeeping, meal preparation and service, laundry, transportation and recreation. and will include a health care and wellness component. This type of facility shall not be classed as multi-family dwellings. The terminology used in this definition is specifically for the nursing care component. It is non-applicable to any other portion of Sagamore Hills Township zoning. It is to be used only in conjunction with a nursing care component.
- 2.126 **Bar - Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.**
- 2.127 **Basement** - That portion of a building which is partly or wholly below grade but so located that the average vertical distance from the finished grade to the floor is greater than the vertical distance from the finished grade to the ceiling. (Effective 3/25/92)
- 2.138 **Bed and Breakfast Inn** - A residential building containing no more than five (5) lodging rooms for a length of no more than fourteen (14) consecutive days in any thirty (30) day period; said building is the owner's principal residence. Only breakfast to overnight guests is served.
- 2.149 **Board** - Board of Zoning Appeals. (Effective 6/5/87)
- 2.1510 **Buffer Zone** - "Buffer Zone" is an area separating residential from commercial, residential from industrial, and commercial from industrial. Such buffer zones are to be established by other than residential district users, and shall contain natural or ornamental planting. (Effective 6/5/87)
- 2.1611 **Building Area** - A building area is the aggregate of the maximum horizontal cross sections of a building on a lot, ~~excluding~~ **including** cornices, eaves, gutters, one-story open, porch, balconies and terraces.
- 2.1712 **Building Structure** - ~~A "building" is a combination of building materials to form a construction other than a camp car, a trailer, or other car, on or off wheels, that is safe and stably designed, built or occupied as a shelter or enclosure for persons, animals or property.~~

The term "building" shall be construed under this Resolution as if followed by the words "or parts thereof" and shall be construed to include "structure".

Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, or chattels.

2.1813 Change of Use - Any alteration in the primary use of a lot for zoning purposes. (Effective 7/18/91)

2.1914 Code - The Zoning Resolution of the Township of Sagamore Hills. (Effective 7/18/91)

~~**2.2015 Commercial Recreation Park** — A "commercial recreation park" is an area owned privately or by a corporation, company etc., designed and intended for use by the public, either on a daily basis fee or on a membership basis.~~

2.2115 Commission – **Sagamore Hills Township** Zoning Commission. (Effective 6/5/87)

2.2216 Conditional Use - A use which may be permitted in specific districts subject to the compliance with certain standards and explicit conditions set forth in the Zoning Code and the granting of a conditional use permit, through approval by the **Sagamore Hills Township** Board of Zoning Appeals. (Effective 7/18/91)

2.2317 Cul-de-Sac - The starting point for all roads for land area measurements on a Cul-de-Sac shall be one half (1/2) of the radii of circle. (Effective 6/24/78)

A street having only a single means of ingress and egress and having a turn-around at the end.

2.2418 District - Sections or areas of the unincorporated territory of Sagamore Hills, Ohio, for which the regulations governing the use of buildings, and premises, or the height, and the area of buildings, are uniform.

2.19 Drive-In Service - **Service to customers while seated in their vehicles upon the premises. It shall also include any establishment where the customers may serve themselves and are permitted to consume food and beverages in a vehicle parked on the premises or at other facilities which are provided for the use of the patron for the purpose of consumption and which is located outside of the building. Establishments lacking food attendant service shall be considered "drive-in service" restaurants.**

2.20 Drive-Thru Service - **Service from a building to customers in vehicles through an outdoor service window or by any other means.**

2.2521 Dwelling - A "dwelling" is a building ~~above the ground other than a camp car, trailer, or other car on or off wheels,~~ designed for and to be occupied exclusively for human habitation. A single family dwelling is a structure occupied by one or more people residing together as a recognized unit, and/or two or more persons occupying the same dwelling by mutual consent, the primary purpose not being solely for financial gain, as a boarding, lodging, or tourist home.

2.2622 Family - A "family" is ~~one or more persons occupying a dwelling as a single, non profit housekeeping occupying a boarding, lodging, or tourist home, sorority or fraternity house, hotel or motel.~~

One or more persons related by blood, adoption or marriage and up to two (2) unrelated individuals living and cooking together as a single housekeeping unit, but not occupying as a hotel, motel, boarding, lodging, or tourist home.

2.23 Fast-Food Service - **Any establishment whose principal business is the sale of ready to consume food, for carry-out, and where such food is usually served in paper, plastic, or other disposable containers, and where the customers are not served their food by a restaurant employee at the same table or counter where the items are consumed.**

2.2724 Fence - A barrier of living plants or trees, wooden posts, wire, iron, stone, plastics, or any other material, solid or otherwise used as a boundary or means of protection or confinement **or a screening device.**

2.2825 Frontage or front lot line - The "frontage" or "front lot line" is a measured distance of property on one side of a street or road.

2.2926 Garage - Vehicle Service Facility is a building or space other than a private garage, for the storage or repair of motor vehicles, with or without ordinary maintenance service or sales of accessories and parts is permitted, but not including gasoline filling station service.

2.3027 Garage Sale - All sales open to the public, conducted from or on a residential premise, for the purpose, of disposing of personal property including, but not limited to, all sales entitled garage, yard, lawn, basement, attic, porch, room, tent, backyard, patio, ~~flea market,~~ **community sale,** tag, estate or rummage. (Effective 10/31/90)

2.3128 Gasoline Vehicle Service Station - A "gasoline **vehicle** service station" is a building or part of a building or structure or space used for the retail sale of gasoline, lubricants, and motor vehicle accessories, and for minor service and repairs not accompanied by objectionable noise, fumes or odor.

2.3229 **Grade** - The general grade levels are defined as:

~~2.32-1~~ **2.29-1 Established Street Grade** - The "established street grade" is the roadway elevation established by construction or usage measured at the roadway centerline in the front center of the lot.

~~2.32-2~~ **2.29-2 Natural Grade** - The "natural grade" is the elevation of the undisturbed natural surface of the ground. ~~adjoining the building or structure.~~

~~2.32-3~~ **2.29-3 Finished Grade** - The "finished grade" is the final average elevation of the surface of the ground after development.

~~2.3332~~ **Half Story** - A "half story" is ~~the portion of a building between the top floor, and a sloping roof, and with the eave line of two opposite exterior walls at least three (3) feet above the second floor line.~~

2.3430 **Height of Building** - The "height of a building" is the vertical distance to the highest point of the building from the "finished grade".

2.3531 **Height of Structure** - The "height of structure" other than a building, is the vertical distance to the highest point of the structure measured from the "established street grade," if the structure is located in front of the setback building line, and from the finished grade if located on or back of the setback building line.

2.3632 **Home Occupation** - "Home occupation" is a gainful occupation conducted wholly within the **living area**. ~~main building and not an accessory building. However, a garage may be used providing that the home occupation does not preclude the storage of the number of vehicles for which the garage was designed.~~

2.3733 **Hotel, Motel, Boarding, Lodging, Tourist home** are defined as:

~~2.37-1~~ **2.33-1 Hotel** - A "hotel" is a building or part thereof operated as **a** public inn, and offering to the public for compensation, guest rooms without provision for cooking in any guest room.

~~2.37-2~~ **2.33-2 Motel** - A "motel" is a series of attached or semi-detached, single or multiple story dwelling units **offered to the public for compensation** containing bedroom, and closet space where each unit has convenient access to a parking space for use of **the** units occupants. The site of the motel shall have direct and convenient access to a public road.

~~2.37-32.33-3~~ **Boarding, lodging or tourist home** - A "boarding, lodging or tourist home" is a dwelling, other than a hotel, where meals, sleeping accommodations, or both are provided for either definite or indefinite periods; or any dwelling advertised as a boarding, lodging, or tourist home.

~~2.38-37~~ **High-Rise Apartment** - Any apartment three (3) floors or higher.

~~2.39-43~~ **Internet Sweepstakes Café and Internet Business Center** - Typically sell prepaid cards, where customer with the prepaid card is provided onsite computer time where the customer can win prizes ranging from, but not limited to, more internet time to payouts of cash. The payouts are randomly awarded rather than based on skill. (Effective 5/9/11)

~~2.40-34~~ **Junk Yard** - Any land used for abandonment, storage, keeping, collecting, or bailing of paper rags, scrap metals, other scrap, junk, or discarded materials. Land used for abandonment, demolition, dismantling, storage, or salvaging of automobiles or other vehicles including machinery not in running condition or parts thereof. Any automobile, truck or other vehicle which meets two (2) or more of the following three (3) conditions shall be deemed as a junk vehicle:

1. **Extensively** damaged, such as **including** body damage, broken windows or windshield, missing wheels, tires, motor or transmission.
2. Unlicensed.
3. Inoperable.

~~2.35~~ **Living Area** - "That area within a building provided with heating and/or cooling systems or appliances capable of maintaining, through design or heat loss/gain, 68 degrees Fahrenheit (20 degrees Celsius) during the heating season and/or 80 degrees Fahrenheit (27 degrees Celsius) during the cooling season, but nevertheless excluding attics, garages, and accessory structures."

~~2.41-36~~ **Lot** - The numerous uses of "lot" are defined as follows:

~~2.41-12.36-1~~ **Lot** - A "lot" is a parcel of land having frontage on a street or road.

~~2.41-22.36-2~~ **Corner lot** - A "corner lot" is a lot abutting two streets or roads at the intersection where the angle of the intersection is not more than 135 degrees.

~~2.41-32.36-3~~ **Interior lot** - An interior lot" for the purpose of this Resolution is defined to be any lot other than a corner lot.

~~2.41-42.36-4~~ **Front lot line** - The "front lot line" is the street or road line of the lot in the case of an interior lot and that street or road line designated by the owner as

the front line in the case of a corner lot.

~~2.41-52.36-5~~ **Rear lot line** - The "rear lot line" is the lot line opposite the front lot line.

~~2.41-62.36-6~~ **Side lot line** - The "side lot line" is a lot line other than a front or rear lot line.

~~2.41-72.36-7~~ **Depth of a lot** - The "depth of a lot" is the distance from the middle of the front lot line to the middle of the rear lot line.

~~2.41-82.36-8~~ **Width of a lot** - The "width of a lot" is the width measured at both the minimum building setback line, and the street right-of-way.

~~2.41-92.36-9~~ **Structure measure** - All measurements shall be taken from the furthest projection of the structure. (~~Effective 6/26/78~~)

2.4237 **Lot Area** - The computed area contained within the lot lines. (~~Effective 7/18/91~~)

2.4338 **Lot of Record** - A "lot of record" is a lot which has been recorded in the office of the Recorder of Summit County.

2.4339 **Main Building** - A "main building" is the building or space occupied by the chief use or activity on the premises.

2.4540 **Multi-Dwelling Unit** - ~~Consisting~~ **Consists** of two (2) or three (3) more family dwelling units.

~~2.4645 **Municipal Central Sewer Service** - Municipal Central Sewer Service is that service as provided for Sagamore Hills Township, and for the Summit County Commissioners for our sanitary district; and the system and its operation shall conform to the requirements of the Summit County Sanitary Engineer.~~

~~2.4746 **Municipal Central Water Service** shall meet the following conditions:~~

~~2.47-12.46-1 **Source of water supply** must be assured and as constant as is obtained from Lake Erie.~~

~~2.47-22.46-2 **Volume of water supply** shall be sufficient to guarantee the continued demands of each family.~~

~~2.47-32.46-3 **Pumping and storage** facilities shall be sufficient to provide a minimum~~

of 50 lb. pressure at users taps.

~~2.47 42.46-4 Water mains shall meet the size and material specifications as required by the Cleveland Water Utilities.~~

~~2.48 **Non-Conforming Buildings and Lots**—A building or lot existing at the time the Zoning Code or an amendment there-to became effective, but which does not conform to the current regulations. (Effective 7/18/91)~~

~~2.49 **Non-Conforming Use**—A "non-conforming use" is the use of land or a building or structure which does not conform to the regulations of the District in which it is situated. Setback building line of a structure erected prior to the effective date of this amended resolution shall not make said structure "non-conforming".~~

2.41 Non-Conforming Use. A use lawfully existing prior to the enactment of the zoning resolution, and that is maintained after the effective date of the resolution or modification to the resolution, although it does not conform to the zoning resolution applicable to the District in which it is situated.

2.42 Non-Conforming Lot. A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the Resolution but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the District.

2.43 Non-Conforming Structure or Building. A structure or building, the size, dimensions or location of which was lawful prior to the adoption, revision, or admendment to the Resolution but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the District.

~~2.50 **Nude Model Studio**—Any place where a person who appears in a "state of nudity" or displays "specified anatomical areas" is provided solely to be sketched, drawn, painted, sculptures, photographed, or similarly depicted by other persons. (Effective 2/16/99)~~

~~2.51 **Nudity or a State of Nudity:**~~

- ~~a. The appearance of a human buttocks, anus, genitals, or areola of the female breast;
or;~~
- ~~b. The state of dress which fails to cover opaquely a human buttocks, anus, genitals, or areola of the female breast. (Effective 2/16/99)~~

2.44 Ohio Revised Code – The Code (also referred to as O.R.C. in this text) which contains

the laws passed by the Ohio General Assembly.

2.45 Outdoor Recycling Collection Bin – A receptacle to serve as a neighborhood drop-off point for temporary storage of recyclables.

2.5246 Outdoor Wood-Fired Boiler or Heater - Outdoor wood-fired boiler (OWB) or outdoor wood-fired hydronic heater or outdoor wood heater or outdoor wood burning furnace means a fuel burning device specified by the manufacturer for outside installation and designated to heat interior building space and/or water via the distribution, typically through pipes, of a fluid heated by the device, typically water or a water/antifreeze mixture. (Adopted 5/9/11)

2.5347 Parking Lot - A "parking lot" is an open and/or covered lot or plot of ground used by the public, with or without a consideration, for standing or parking motor vehicles, no part of which is a public street.

2.5448 Playing Field - A "playing field" is any public or privately owned area set aside for games or athletic activities.

2.5549 Private Garage - A "private garage" is a building or space for storage of the occupants motor vehicle(s).

2.5650 Public Right-of-Way - All of the land included within an area which is dedicated, reserved by deed or granted by easement for street, roadway, or utility purpose as well as in certain circumstances, grade separations, landscaped areas, viaducts and bridges.
(Effective 7/18/91)

2.5751 Rear Yard - A "rear yard" is the yard across the full width of the lot between the rear line of the main building and rear lot line. The depth of the rear yard is the minimum distance between those two lines.

2.5852 Residential Professional Office - A "residential professional office" is an office established in a residence for the use of a practitioner of a recognized profession.

2.53 Restaurant - An establishment where the principal business is the sale of unpacked food to the public on demand in ready-to-consume individual servings, and where the food is served in and on non-disposable (reusable by the restaurant) containers by a restaurant employee to customers seated at tables or counters located (primarily) inside the restaurant building, where the customer than consumes these foods. Any provisions for takeout and delivery service of food would be incidental to the principal business. All restaurants shall have at least thirty-five percent (35%) of the gross

floor area in enclosed building dining area.

~~2.60~~**54 Roadside Stand** - A "roadside stand" is a removable structure used or intended to be used solely by the owner or inhabitant of the property on which it is located, for the sale of seasonal agricultural products produced on the premise. During seasonal sales such structure shall not be placed nearer than twenty (20) feet from the road right-of-way, and shall not be located to cause congestion on the highway. (Effective 6/5/87)

A roadside stand shall mean a farm market as defined by 519.21.

~~2.61~~**55 Rubbish Dump** - A "rubbish dump" is the premises upon which organic, inorganic, or other refuse is dumped with ultimate disposal by the elements. **placed or stored.**

~~2.62~~**56 Satellite Dish Antenna** - An apparatus or structure designed, constructed or modified, for sending or receiving communication or television signals from any orbiting transmitter or transmitter relay. (Effective 6/5/87)

~~2.63~~**57 Setback Building Line** - A "setback building line" is the line parallel to the street or road line established as the minimum distance behind which a building may be erected.

~~2.64~~ **~~Sexually Oriented Businesses:~~** ~~An adult arcade, adult bookstore, adult video store, adult cabaret, adult motion picture theater or adult theater, but does not include a nude model studio. (Effective 2/16/99)~~

~~2.64~~**58 Sign** - A "sign" is any card, cloth, paper, metal, painted surface, glass, wooden, plaster, stone or other sign of any kind or character whatsoever, placed for outdoor advertising of professional purpose on the ground or any tree or anything whatsoever. The term "placed" as used in this definition shall include erecting, constructing, posting, painting, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever.

~~2.65~~**59 Site Plan** – **The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood plains, wetlands, and waterways; landscaping and open spaces; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required in order that an informed decision can be made by the approving authority.**

~~2.66~~**60 Ski Snow Recreational Park** - A recreational facility located on property containing a minimum of fifty (50) acres, having ski slopes, ski trails and passenger tramways that are administered or operated as a single enterprise providing ski **snow** recreational activities

and the sale of ski snow recreational activities and may provide for the sale of supplies and food products for use and or consumption within the park. (Effective 10/5/00)

2.67 ~~Specified Anatomical Areas: Human genitals.~~ (Effective 2/16/99)

2.68 ~~Specified Sexual Activities:~~

- a. ~~The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts.~~
- b. ~~Sex acts, normal or perverted, actual or stimulated, including intercourse, oral copulation, or sodomy.~~
- c. ~~Masturbation, actual or simulated.~~ (Effective 2/16/99)

2.6761 **Street or Road** - A "street or road" is all property dedicated for a public thoroughfare.

2.6862 **Story** - A "story" is the portion of a building included between the surface of a floor and the ceiling above it. A "basement or cellar" construction shall not be deemed to be a story, or half-story.

2.7063 **Structure** -A "structure" is anything constructed, erected, or placed, the use of which requires location on the ground or connection to the ground, and may include supports and a pervious and impervious roof, including advertising signs either on or off wheels, skids, or billboards, mounds of dirt greater than five (5) feet in height or man-made depressions greater than five (5) feet in depth. (Effective 2/26/79)

2.7164 **Structural Alteration** - A "structural alteration" is any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any increase in the area of cubical contents of the building.

2.7265 **Swimming Pool** - ~~An artificial pool of water having a depth of water at any point of more than one and one-half feet, constructed above or below ground, indoors or outdoors, having a surface area of two hundred (200) square feet or more, and used or intended to be used for the immersion of human beings for the purpose of swimming.~~
(Effective 7/18/91) A water filled enclosure permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land or an above surface pool having a depth of more than 3 inches designed, used and maintained for swimming and recreational use."

2.8466 **Tavern** – An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use.

2.7367 Telecommunications: Technology permitting the passage of information from the sender to one or more receivers in a usable form by means of any electromagnetic system.

2.7468 Trailer Camp - A "trailer camp" is a tract or parcel of land upon which camp cottages, or spaces are provided for temporary accommodation to place automobile trailers, campers, mobile homes, tents, and house cars for human habitation.

2.7569 Trustee - The "Trustees" of Sagamore Hills Township are a board of three (3) members elected or appointed to govern and carry on the business of the Township of Sagamore Hills.

2.7670 Use. The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

2.7671 Variance - A modification of the Zoning Code permitted in an instance where a literal application of the Zoning Code would result in unnecessary hardships as a result of some peculiar or unique condition or circumstance with procedures and standards set forth in the Zoning Resolutions. (~~Effective 7/18/91~~)

2.7772 Veterinary, Animal Hospital or Clinic - A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for treatment, observation and/or recuperation.

2.7873 Wireless Communication Site: The plot of land upon which the tower structure and equipment building are secured.

2.7974 Wireless Communication Site Collocation: Sharing of structures by several Wireless Service Providers.

2.8075 Wireless Telecommunications Antenna: An antenna designed to transmit or receive communications as authorized by the Federal Communications Commission excluding amateur radio operator's antenna.

2.8176 Wireless Telecommunications Equipment Building: The structure in which the electronic receiving and relay equipment for a wireless telecommunications facility is housed.

2.8277 Wireless Telecommunications Facility: A facility consisting of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio

communications source and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telephone lines.

2.8378 Wireless Telecommunications Tower: A structure intended to support equipment used to transmit and/or receive telecommunications signals including monopole, guyed and lattice construction of steel structures.

2.8479 Yard - The various uses of "yard" are defined as:

2.84-79-1 ~~Yard - A "yard" is a space other than a court on the same lot with main building, and extending from the lot line to the nearest wall of the main building, unobstructed from the ground to the sky, except as otherwise provided herein.~~

An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward except as may be specifically provided in the zoning ordinance and shall include front yard, side yard and rear yard.

2.84-79-2 **Front yard** - A "front yard" is the yard across the full width of the lot extending from the main building to the street or lot line.

2.84-79-3 **Side yard** - A "side yard" is the yard between the main building line and the side lot line, and extending from the front **yard** to the rear yard.

79-4 **Rear Yard – a “rear yard” is the yard extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.**

2.8580 **Zoning Map** - The "Zoning District Map of Sagamore Hills Township, Summit County, Ohio".

2.81 **Zoning Officer – The administrative officer designated to administer the zoning ordinance and issue zoning permits.**