

Sagamore Hills Township

REGULATIONS – SUPPLEMENTARY

This entire section reviewed and approved by Resolution 14-66 Adopted 8-11-14
Effective 9-10-14

Section 7.0 Supplementary Regulations

7.1 Uses not permitted in any District

- A. Trailer Camps (Amended Effective 11-14-14)
- B. Junk Yards (Amended Effective 11-14-14)
- C. Rubbish dumps except at a place provided by the Township of Sagamore Hills and Zoning Commission for such a purpose. (Amended Effective 11-14-14)
- D. Vehicular race track, to include but not limited to, use by motorcycle and all-terrain vehicular hill climbs and trails and snowmobiles.
(Amended Effective 11-14-14)
- E. Distilling of bones, fats, glue, or gelatin manufacturing, fertilizer manufacture. (Amended Effective 11-14-14)
- F. Manufacture or storage of explosives, gun power, or fireworks.
(Amended Effective 11-14-14)
- G. Dumping, storing, burying, reducing, disposing or burning garbage, refuse, rubbish, offal or dead animals. (Amended Effective 11-14-14)
- H. Slaughter houses and meat processing plants. (Amended Effective 11-14-14)
- I. Outdoor wood-fired boilers or outdoor wood-fired hydraulic heaters or outdoor wood heaters or outdoor wood burning furnaces.
(Amended Effective 11-14-14)
- J. Wind powered generators; wind powered turbines & associated facilities
that may or may not generate energy. (Amended Effective 11-14-14)
- K. Outdoor Recycling Collection Bin except where Conditionally Permitted in Residentially zoned areas as specified in Chapter 3. (Amended Effective 6-9-15)

- L. Any use, expansion of use, or change of use that would enable the cultivation, processing, distribution, or sale of marijuana.
(Effective 6-8-22)

M. No shipping containers, cargo containers, ISO containers, Intermodal containers, box truck beds, or similar structures may be used as a primary or accessory structure.

- 7.2 **Hedge, living fence, or non-deciduous trees** shall not exceed three (3) feet in height above road level which is within thirty (30) feet of any public right-of way.

- 7.3 Residential rentals of less than thirty (30) days shall be prohibited within the Residential or Planned Unit Development Districts except conditionally permitted Bed and Breakfast establishments within the Residential District.
(Amended Effective 12-9-20)

7.4 Amendments

Pursuant to Sec. 519.12 of the Ohio Revised Code, amendments or supplements to this Zoning Resolution may be made in the same manner and for the same purposes provided for the adoption of this Zoning Resolution, and as further provided therein. When an amendment to this Resolution changing the zoning of any area becomes effective, it shall be the duty of the Zoning Commission of the Township of Sagamore Hills, Ohio, to cause such change to the Zoning map.

7.5 Invalidity of a Part

Should any section or provision of this Zoning Resolution or amendment thereto be held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Zoning Resolution or amendments thereto.

7.6 Sewage Disposal

Utilities shall be provided as specified in the Utilities Section of this Resolution.

7.7 Water Utility Facilities

Utilities shall be provided as specified in the Utilities Section of this Resolution.