

Amend the Russell Township Zoning Resolution, Section 4.7 Prohibited Uses, adding new Section 4.7.X as follows:

4.7 Prohibited Uses

- A. Barns, garages, tents, or temporary or demountable structures or facilities shall not be utilized for residential purposes, unless properly redesigned and converted to permanent habitable floor area in accordance with all applicable building, zoning, and health regulations.
- B. The use of mobile structures for residential purposes shall not be permitted within the Township, and no area within such mobile structures shall be construed as habitable floor area. Mobile structures must meet all setback, side yard and rear yard regulations. Storage, or parking, other than for a period of three days or less, of mobile structures, trailers, camp trailers, boats and similar vehicles shall not be permitted on any lands within the Township unless such vehicles belong to the owner or resident lessee of such land. Such storage shall not be permitted in front of the principal building line of any parcel within the Township, and the storage of all such vehicles for commercial purposes is prohibited.
- C. The use of any lot or portion thereof, as a junk yard, dump, or for private or public uses of a similar nature shall not be permitted within the Township.

Further, the outdoor storage or accumulation of junk motor vehicles or parts of a junk motor vehicle, so that such vehicle or parts are visible from any public road or adjoining property, unless screened by means of buildings, fences, or other suitable permanent obstructions so as not to be visible, shall not be permitted in the Township.

However, the owner of any vehicle may, within 15 days after notification by the Zoning Inspector that the vehicle appears to be a junk motor vehicle, provide certification by the Ohio State Highway Patrol that the vehicle is legally operable on a public highway pursuant to the requirements of Chapter 4513 of the Ohio Revised Code, and upon such certification the vehicle shall not be considered a junk motor vehicle.

- D. The use of any property as a gravel pit or for topsoil or turf removal or other similar stripping operations shall not be permitted within the Township.
- E. The regular outside burning or storage of paper, cardboard, wood, rubber waste, rubbish or other material and the unconcealed accumulation of such materials shall not be permitted within the Township.

- F. No use, establishment or operation which creates or constitutes a public nuisance, or which creates hazards of fire, explosions, chemical fumes or gases shall be permitted in any zone.
- G. Aviation fields, landing strips, or other facilities for the use, storage, servicing and maintenance of aircraft operated for commercial purposes shall not be permitted within the Township. (Amended June 29, 1981 - Amendment No. 23)
- H. No portable, mobile, or temporary commercial buildings of any kind shall be permitted within the Township, except those incidental to permitted construction during the period of active construction. (Amended June 27, 1977 - Amendment No. 17)
- I. No trucking terminals, truck storage, service or repairing of trucks, including truck trailers shall be permitted within the Township. (Amended June 27, 1977 - Amendment No. 17)
- J. No commercial sales, services, or storage of recreational vehicles, large farm equipment, farm and garden power equipment shall be permitted within the Township. (Amended June 27, 1977 - Amendment No. 17)
- K. No self-service storage facility, warehousing or storage of commodities shall be permitted within the Township, except as permitted under Section 4.10 of this Resolution. (Amended June 27, 1977 - Amendment No. 17 and August 19, 2005 - Amendment No. 2005-1)
- L. No commercial food preparation or warehousing, except as provided in Section 6.5.J, shall be permitted within the Township. (Amended September 16, 2016 – Amendment No. 2016-3)
- M. No tool or machinery rental, repair and service shall be permitted within the Township. (Amended June 27, 1977 - Amendment No. 17)
- N. No lumber and building supply storage and sales shall be permitted within the Township. (Amended June 27, 1977 - Amendment No. 17)
- O. No sales of automotive parts and accessories except as a secondary service in connection with a gasoline service station pursuant to the provisions of Section 5.3 (c) of this Resolution shall be permitted within the Township. (Amended June 27, 1977 - Amendment No. 17)
- P. No commercial sales or service of new or used construction equipment, motor vehicles, motorcycles, or snowmobiles shall be permitted within the Township. (Amended September 16, 2016 – Amendment No. 2016-3)

- Q. No automatic, semi-automatic or self-service automobile or motor vehicle washes shall be permitted within the Township.
- R. No on-site commercial dry-cleaning and/or laundry operations shall be permitted within the Township. (Amended September 16, 2016 – Amendment No. 2016-3)
- S. *Repealed as of August 17, 2016, by Amendment No. 2016-3.*
- T. *Repealed as of May 6, 2011, by Amendment No. 2011-1.*
- U. All other uses not specifically permitted in each of the zone districts as a regular or conditional use are hereby prohibited. (Amended June 27, 1977 - Amendment No. 17)
- V. Accessory buildings shall not be located in the front yard.
- W. Lighting fixtures and devices from which direct glare is visible on adjoining roads or lots shall be prohibited. Flashing lights shall be prohibited except as permitted under Section 4.11.C.1 of this Resolution. (Amended July 3, 2004 – Amendment No. 2004-3)
- X. Medical marijuana cultivators, processors, or retail dispensaries shall be prohibited in accordance with Ohio Revised Code Section 519.21.

Add to Section 2 Definitions:

Medical Marijuana - Marijuana that is cultivated, processed, dispensed, tested, possessed, or used for a medical purpose per Ohio Revised Code Section 3796.01(A)(2)