

DRAFT #2

Village of Parma

ZONING ORDINANCE

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Assisted by: Region 2 Planning Commission

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VILLAGE OF PARMA

ZONING ORDINANCE

Adopted:

Effective:

TABLE OF CONTENTS

	<u>Page</u>
Article I - Enacting Clause, Title, Purposes	1
Article II - General Provisions	3

ARTICLE I

ENACTING CLAUSE, TITLE, PURPOSES

SECTION 1.1 - ENACTING CLAUSE

An Ordinance adopted under authority of, and in accordance with the provisions of P.A. 207 of 1921, the City and Village Zoning Act, as amended, to establish comprehensive zoning regulations for the Village of Parma, Jackson County, Michigan, and to provide for the administration, enforcement, and amendment thereof, and the repeal of all ordinances in conflict herewith.

SECTION 1.2 - TITLE

This Ordinance shall be known and may be cited as “The Zoning Ordinance of the Village of Parma”. The Zoning Map referred to herein is entitled “Zoning Map, Village of Parma”.

SECTION 1.3 - PURPOSES

This ordinance has been established for the purpose of:

- A. Promoting and protecting the public health, safety, and general welfare;
- B. Protecting the character and stability of the agricultural, recreational, residential, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;
- C. Preventing the overcrowding of land and undue concentration of population by regulating the intensity of use of land and the area of open spaces surrounding buildings and structures necessary to provide adequate light, air, and privacy to protect the public health;
- D. Lessening and avoiding congestion on public highways and streets;
- E. Providing for the needs of agriculture, recreation, residence, commerce, and industry in future growth to conform with the most advantageous uses of land, resources, and properties, with reasonable consideration of, among other things, the general and appropriate trend and character of the land, building, and population development as studied and recommended by the Village Planning Commission and approved by the Village Council.
- F. Encouraging the most appropriate use of lands in accordance with their

character and adaptability, and prohibiting uses which are incompatible with the character of development permitted within specified zoning districts;

- G. Conserving the taxable value of land and structures;
- H. Conserving the expenditure of funds for public improvements and services;
- I. Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the people;
- J. Providing for the completion, restoration, reconstruction, extension, or substitution of non-conforming uses.

ARTICLE II

GENERAL PROVISIONS

SECTION 2.1 - SCOPE

Every building and structure erected; every use of any lot, building, or structure established; every structural alteration or relocation of an existing building or structure; and every enlargement of or addition to an existing use, building, or structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable in the zoning district in which such building, structure, or lot is located.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or structure on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance, provided that construction shall be completed within three hundred sixty-five (365) days of such effective date and be subject thereafter to the provisions of Section 5.5 of this Ordinance.

The adoption of this Ordinance shall not limit the construction of any building or structure for which a zoning permit had been obtained prior to the effective date of adoption or amendment of this Ordinance even though such building or structure does not conform to the provisions of this Ordinance, provided that work shall commence and be carried on within thirty (30) days of obtaining such permit and be subject thereafter to the provisions of Section 5.5 of this Ordinance.

SECTION 2.2 - DEFINITIONS

For the purpose of this Ordinance, certain terms are herewith defined. When not inconsistent with the context, the present tense shall refer also to the future; the word used in the singular number shall refer also to the plural number, and the plural, the singular. The word "shall" is always mandatory and not merely suggestive. The word "person" shall refer also to a firm, association, organization, partnership, trust, company, or corporation as well as to an individual. The words "used" or "occupied" shall refer also to the words "intended", "designed", or "arranged".

2.2.1 Accessory Structure, Building, or Use:

A detached structure, building, or use on the same lot with, and of a nature customarily incidental and subordinate to the principal structure, building, or use.

2.2.1.5 Accessory Apartment:

A dwelling unit that has been added onto, or created within, a single-family dwelling.

2.2.2 Alley:

A public or private way not more than thirty-three (33) feet wide which affords a secondary means of access to abutting property.

2.2.3 Alter:

Any structural change in the supporting or loadbearing member of a building, such as bearing walls, columns, beams, girders, or floor joists.

2.2.4 Apartment:

A dwelling unit in an apartment house arranged, designed, or occupied as a residence by a single family, individual, or group of individuals.

2.2.5 Automobile Service Station:

Structures and premises used or designed to be used for the retail sale of fuels, lubricants, or grease, and other operating commodities for motor vehicles, including the customary space and facilities for the installation of such commodities; and including space for temporary minor repair, or servicing such as polishing, washing, cleaning, greasing, but not including bumping, painting, or refinishing thereof.

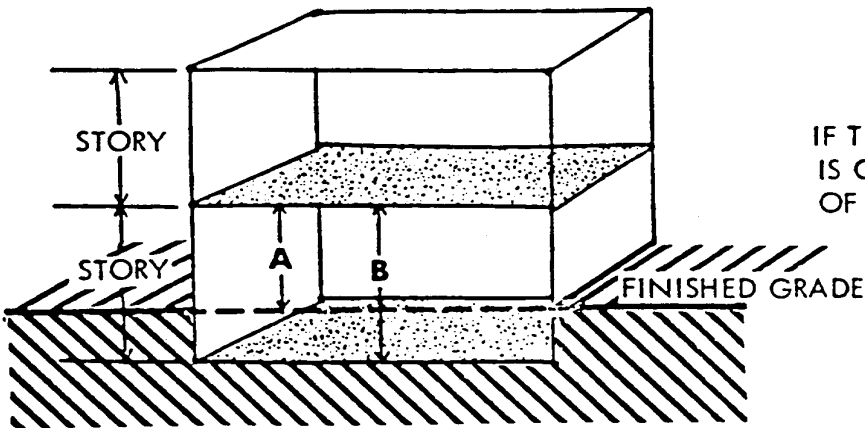
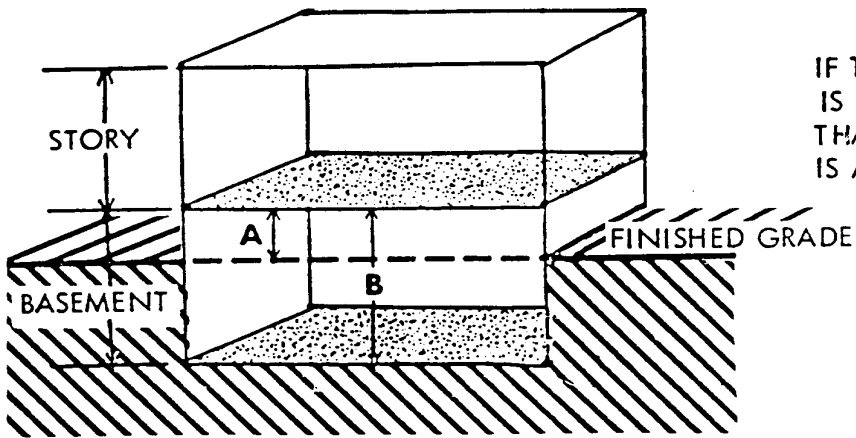
2.2.6 Automobile Wrecking:

The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles, or their parts.

2.2.7 Basement:

A story or a building having more than one-half (1/2) of its height below grade (see diagram).

BASEMENT & STORY DEFINITION



2.2.7.5 Bed and Breakfast Establishment:

A single-family residential structure that provides sleeping rooms and serves breakfast to its transient tenants. The bed and breakfast use shall be subordinate to the principal use of the building as a single-family dwelling.

2.2.8 Boarding House or Rooming House:

A dwelling where meals and/or lodging are provided to persons by pre-arrangement for definite periods of time in exchange for compensation.

2.2.9 Building:

An enclosed structure having a roof supported by columns, walls, or other devices and used for the housing, shelter, or enclosure of persons, animals, or chattels.

2.2.10 Building Height:

The vertical distance measured from grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the average height between eaves and ridges for gable, hip, or gambrel roofs (see diagram).

2.2.11 Building Setback Line:

A line parallel to or concentric with property lines delineating the minimum allowable distance between the street right-of-way and the front of any building.

2.2.12 Central Sanitary Sewerage System:

A sanitary sewerage system furnished from a central location or plant, but not including septic tanks, by any person, firm, corporation, municipal department, or board duly authorized to furnish such a system, in accordance with federal, state, or local regulations.

2.2.13 Central Water System:

A water supply system furnished from a central location or plant by any person, firm, corporation, municipal department, or board duly authorized to furnish such a system, in accordance with federal, state, or local regulations.

2.2.13.5 Day Care Facilities:

The following definitions shall apply in the application of this Ordinance:

- a. **Family Day Care Home:** A private home in which one (1) but not more than six (6) minor children are received for care and supervision for periods less than twenty-four (24) hours a day unattended by a parent or legal guardian, excepting children related to an adult member of the Family. It includes a home that gives care to an unrelated child for more than four (4) weeks in a calendar year.
- b. **Group Day Care Home:** A private residence in which seven (7) but not more than twelve (12) children are received for care and supervision for periods less than twenty-four (24) hours a day unattended by a parent or legal guardian, excepting children related to an adult member of the Family. It includes a home that gives care to an unrelated child for more than four (4) weeks in a calendar year.
- c. **Day Care Center:** A facility, other than a private residence, receiving more than one (1) or more children for care and supervision for periods less than twenty-four (24) hours, and where the parents or guardians are not immediately available to the child.

2.2.14 District:

A portion of the Village of Parma within which certain uniform regulations and requirements apply under the provisions of this Ordinance.

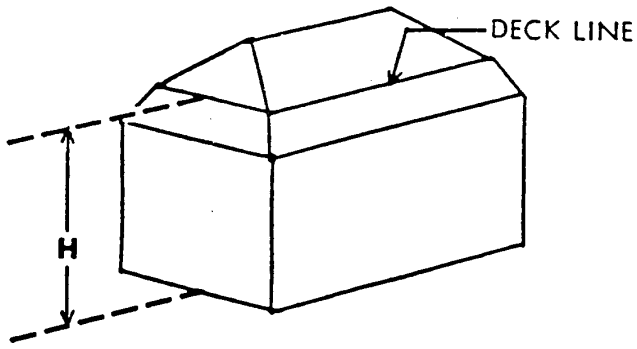
2.2.15 Drive-in Establishment:

A business establishment so developed that its retail or service character is primarily dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicles as well as within the building.

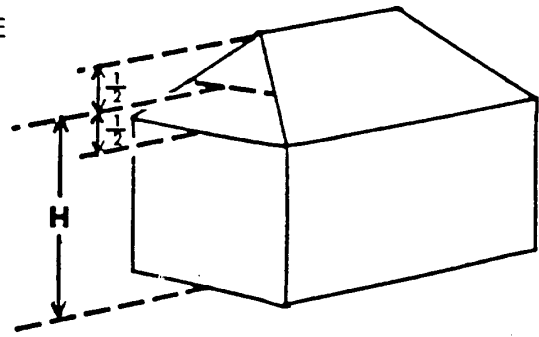
2.2.16 Dwelling Unit:

One (1) or more rooms with independent cooking facilities designed as a unit for residence by one (1) family.

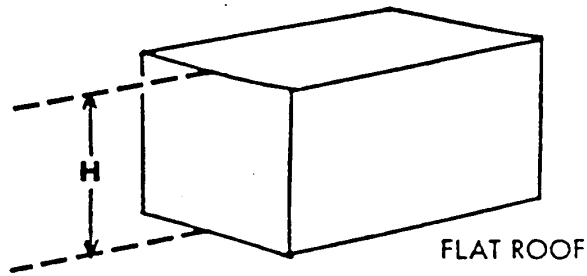
BUILDING HEIGHT REQUIREMENTS



MANSARD ROOF

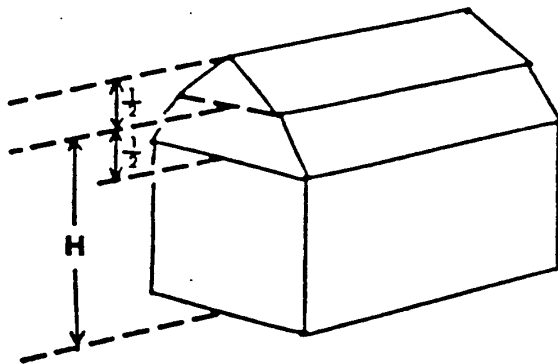


HIP ROOF

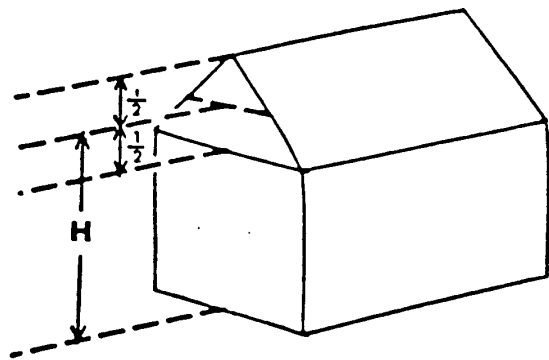


FLAT ROOF

GAMBREL ROOF



GABLE ROOF



2.2.17 Dwelling - Single-Family:

A detached building, including a manufactured home, premanufactured home, mobile home, or conventionally constructed home, designed for and occupied by one family only, which complies with the following standards:

- a. The building shall have a minimum of seven hundred twenty (720) square feet for each one story unit, and five hundred seventy six (576) square feet on the ground floor for a dwelling of more than one story.
- b. The building shall have a minimum width across every section of twenty (20) feet.
- c. All habitable rooms shall have a minimum height as required in the Village of Parma Building Code. Where a dwelling is required to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the Village of Parma Building Code, then and in that event such federal or state standard or regulation shall apply.
- d. The building shall be firmly attached to a permanent foundation constructed on the site in accordance with the township building code and manufacturer specifications. Attachments shall also meet all applicable building codes and other state and federal regulations.
- e. No wheels, towing mechanisms, chassis or undercarriage shall be permitted to be exposed.
- f. The building shall be connected to a public water and sewer system, or to private facilities approved by the Jackson County Health Department.
- g. The building shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof over-hang of not less than six inches on all sides, or alternatively with window sills and roof drainage systems concentrating roof drainage along the sides of the dwelling. The building shall include not less than two exterior doors with one being in the front of the dwelling and the other being in either the rear or side of the dwelling, and contain steps connected to said exterior door areas or to porches connected to said door areas where required by a difference in elevation.
- h. The building shall have, as a minimum, a 2/12 pitch roof.
- i. The dwelling shall contain no additions or rooms or other areas which are

not constructed with similar materials and which are not similar in appearance and which do not have a similar quality of workmanship similar to the original structure, including a foundation and permanent attachments to the principal structure.

- j. The building shall comply with all pertinent building and fire codes. In the case of mobile homes, the standards for mobile home construction as contained in the United States Department of Housing and Urban Development (HUD) regulations entitled “Mobile Home Construction and Safety Standards”, effective June 15, 1976, as amended, shall apply.
- k. The building shall be properly maintained against deterioration and/or damage from the elements or otherwise by prompt and appropriate repairs, surface coating, and other appropriate protective measures.
- l. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this Ordinance pertaining to such parks.

2.2.18 Dwelling - Two-Family:

A detached building with two (2) dwelling units designed for or occupied by two (2) families living independently of each other with separate housekeeping and cooking facilities for each.

2.2.19 Dwelling - Multiple-Family:

A building designed for or occupied by three (3) or more families living independently of each other with separate housekeeping and cooking facilities for each.

2.2.20 Easement:

Any private or dedicated public way other than a street or alley, which provides a secondary means of access to a property and having a width of not less than twenty (20) feet.

2.2.21 Essential Services:

The erection, construction, alteration, or maintenance by public utilities or municipal departments, commissions, or boards, of underground, surface, or overhead gas, electric, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, dams, weirs, culverts,

bridges, including poles, wires, mains, drains, sewers, towers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals or signs, fire hydrants, and other similar equipment and accessories in connection therewith, for the general public health, safety, convenience, or welfare. Buildings, cellular or radio towers, or maintenance depots shall not be deemed essential services for the purpose of this ordinance.

2.2.22 Family:

- a. An individual group of two or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit, or
- b. A collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing nontransient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration.

2.2.22.5 Home Occupation:

An occupation, profession, activity, or use that is clearly customary, incidental, and secondary to the use of a dwelling unit for residential purposes. The use of a dwelling for a home occupation shall not alter the exterior of the property or affect the residential character of the neighborhood.

2.2.23 Hotel:

A building containing guest rooms in which lodging is provided, with or without meals, in exchange for compensation, which is open to transient or permanent guests, or both, where no provision is made for cooking in any guest room.

2.2.24 Junk Yard:

A structure or parcel of land where junk, waste, discard, salvage, or similar materials such as old iron or other metal, wood, lumber, glass, paper, rags, cloth, leather, rubber, bagging, cording, barrels, containers, etc., are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including auto wrecking yards, inoperative machines, used lumber yards, house wrecking,

and structural steel materials, and equipment. A junk yard shall also include establishments offering the sale, purchase, or storage of salvaged machinery; the processing of used, discarded, or salvaged machinery; and the processing of used, discarded, or salvaged materials, for any thirty (30) consecutive days.

2.2.25 Kennel:

Any lot or premises on which three (3) or more dogs, or three (3) or more cats, four (4) months old or more, are confined either permanently or temporarily.

2.2.26 Lot:

A parcel of land which consists of a single lot of record; a portion of a lot of record; a combination of contiguous lots of record, or contiguous portions of lots of record; or a recorded parcel of land described by metes and bounds.

2.2.27 Lot Area:

The area within the lot lines, but excluding that portion in a road or street right-of-way.

2.2.28 Lot, Corner:

A parcel of land at the junction of, and fronting or abutting on, two (2) or more intersecting streets.

2.2.29 Lot Depth:

The average distance between the front and rear line of a lot measured in the general direction of its side lot lines.

2.2.30 Lot Coverage:

The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures.

2.2.31 Lot Line, Front:

That part of the lot which coincides with the street right-of-way line.

2.2.32 Lot of Record:

A lot which is part of a subdivision and is shown on a map which has been recorded in the Office of the Register of Deeds of Jackson County, or a lot

described by metes and bounds, the deed to which has been recorded in said office.

2.2.33 Lot, Through (Double Frontage):

An interior lot having frontage on two (2) parallel or approximately parallel streets.

2.2.34 Lot Width:

The width of the lot measured at the required front yard setback line.

2.2.35 Mobile Home:

A detached portable single-family dwelling, prefabricated on its own chassis and intended for long-term occupancy. The unit contains sleeping accommodations, flush toilet, tub or shower, eating and living quarters. It is designed to be transported on its own wheels or flatbed arriving at the site where it is to be occupied as a complete dwelling connected to utilities.

2.2.36 Mobile Home Park:

A tract of land prepared and approved according to the procedures in this Ordinance and State law to accommodate mobile homes on rented or leased lots.

2.2.37 Motel:

Any establishment in which individual cabins, courts, or similar structures or units are let or rented to transients for periods of less than thirty (30) days. The term "motel" shall include tourist cabins and motor courts. A motor court or motel shall not be considered or construed to be either a multiple dwelling, a hotel, or a mobile home park.

2.2.38 Motor Home:

A vehicle designed as a travel unit for occupancy as a temporary or seasonal living unit, capable of being operated under its own power.

2.2.39 Off-Street Parking:

A facility providing vehicular parking spaces with adequate drives and aisles for maneuvering so as to provide access for entrance and exit for the parking of automobiles.

2.2.40 Parking Space, Area, Lot:

An off-street open area, the principal use of which is for the parking of automobiles, whether for compensation or not, or as an accommodation to clients, customers, visitors, or employees.

2.2.40.5 Quarry:

Any pit, excavation, or mining operation for the purpose of searching for or removing from the premises any earth, rock, sand, gravel, clay, stone, slate, marble, or other non-metallic mineral in excess of fifty (50) cubic yards in any calendar year. An excavation preparatory to the construction of a structure or public highway shall not be considered to be a quarry.

2.2.41 Riding Academy:

Any establishment where horses are kept for riding, driving, or stabling; either for compensation, or incidental to the operation of any club, association, ranch, or similar establishment.

2.2.42 Roadside Stand:

A structure temporarily operated for the purpose of selling only produce raised or produced primarily on the premises where situated. A roadside stand shall not be deemed a commercial activity.

2.2.43 Sign:

Any device designed to inform or attract the attention of persons not on the premises on which the sign is located; except, however, the following, which shall not be included within this definition:

- a. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;
- b. Flags and insignias of any government, except when displayed in connection with commercial promotion;
- c. Legal notices - identification, information, or directional signs erected or required by governmental bodies;
- d. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights;

- e. Signs not exceeding three (3) square feet in area directing and guiding traffic and parking to private property, but bearing no advertising matter.
- f. Signs attached to a building or an integral part of a building, which identify that building or occupant.
- g. Temporary political campaign signs.

2.2.44 Sign Area:

The area of sign consisting of the entire surface of any regular geometric form or combinations of regular geometric forms, comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of such area.

2.2.45 Sign, On-Site:

A sign advertising a product for sale or a service to be rendered on the immediate premises where the sign is located.

2.2.46 Site Plan Review:

A review by the Village Council of certain buildings and structures that can be expected to have a significant impact on natural resources, traffic patterns, and on adjacent land usage.

2.2.47 Story:

That portion of a building included between the surface of any floor and the surface of the floor above it, or if there is no floor above it, then the space between the floor and the ceiling above it.

2.2.48 Street:

A public or private thoroughfare which affords the principal means of access to abutting property and having a right-of-way not less than sixty-six (66) feet in width.

2.2.49 Structure:

Anything constructed, erected, or placed with a fixed location on the surface of the ground.

2.2.50 Transition Strip:

A screened area which reduces the visual or noise impact of one (1) use upon another.

2.2.51 Travel Trailer:

A vehicle designed as a travel unit for occupancy as a temporary or seasonal living unit, capable of being towed.

2.2.51.5 Wireless Communication Facility:

All structural and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices and exchanges, microwave relay facilities, telephone transmission equipment buildings and private and commercial mobile radio service facilities. Not included within this definition are: citizen band radio facilities; short wave receiving facilities; radio and television broadcast and reception facilities; federally licensed amateur (ham) radio facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.

The following other definitions shall also apply to Wireless Communications Facilities:

- a. **Attached Wireless Communications Facilities:** This type of facility shall mean wireless communication facilities that are affixed to existing structures, such as existing buildings, towers, water tanks, utility poles, and the like. A wireless communication support structure proposed to be newly established shall not be included within this definition.
- b. **Colocation:** This term shall mean the location by two or more wireless communication providers of wireless communication facilities on a common structure, tower, or building, with the view toward reducing the overall number of structures required to support wireless communication antennas within the community.

2.2.52 Yard, Front:

An open, unoccupied space extending the full width of the lot between the front lot line and the principal building on the lot.

2.2.53 Yard, Rear:

An open, unoccupied space extending the full width of the lot between the rear line of the lot and the principal building on the lot.

2.2.54 Yard, Side:

An open, unoccupied space on the same lot with the principal building, between the side line of the principal building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard. If no front yard is required, the front boundary of the side yard shall be the front lot line of the lot.

SECTION 2.3 - UNDEFINED TERMS

Any term not defined herein shall have the meaning of common or standard use.

SECTION 2.4 - APPLICATION OF REGULATIONS

The regulations established by this Ordinance within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare. The establishment of higher or more restrictive standards or requirements for the authorization of any conditional use permit, where such higher or more restrictive standards or requirements are found necessary by the Planning Commission to attain the purposes of this Ordinance, shall be permitted in according with the provisions of this ordinance in Section 5.3 - CONDITIONAL USES.

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS

SECTION 3.1 - ESTABLISHMENT OF ZONING DISTRICTS

The Village of Parma is hereby divided into the following zoning districts.

- AOS-1 Agriculture and Open Space District
- RS-1 Suburban Residential District
- RM-1 Multiple Family Residential District
- C-1 Local Commercial District
- C-2 Highway Service Commercial District
- I-1 Light Industrial District

SECTION 3.2 - OFFICIAL ZONING MAP

The zoning districts as provided in Section 3.1 of this Ordinance are bounded and defined on a map entitled, "Official Zoning Map, Village of Parma, Jackson County, Michigan, dated _____ (Effective)" which map, with all explanatory matter thereon, is hereby adopted as a part of this Ordinance.

3.2.1 Identification of Official Zoning Map:

The Official Zoning Map shall be identified by the signature of the Village President, attested by the Clerk. The Official Zoning Map shall be located in the office of the Clerk and available for examination.

SECTION 3.3 - INTERPRETATION OF DISTRICT BOUNDARIES

Except where specifically defined on the Official Zoning Map, the zoning district boundary lines are intended to follow lot lines; center lines of streets or alleys; center lines of creeks, streams, or rivers; center lines of streets or alleys projected; center lines of railroad rights-of-way; section lines; one-quarter (1/4) section lines; one-eighth (1/8) section lines; or corporate limit lines, all as they existed at the time of the enactment or amendment of this Ordinance. Where a district boundary does not coincide with any of the above lines, the district boundary lines shall be dimensioned on the Official Zoning Map.

When the location of a district boundary is uncertain, the Board of Appeals shall interpret the exact location of the district boundary.

ARTICLE IV

ZONING DISTRICT REGULATIONS

The intent, permitted uses, conditional uses, height, area, density, and sign regulations of each district are set forth in this article.

4.1.1 Agriculture and Open Space District (AOS-1):

The intent of this district is to set aside those lands which, because of their physical characteristics, are suitable for agriculture and open space use.

a. Permitted Uses:

1. Public or private forest preserve, game refuge, golf course and club, park, camping ground, playground, or other recreation purposes.
2. Public and private conservation area and structure for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.
3. A lot may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry and other farm animals, products and foodstuffs, and provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs, and provided that any lot kept as non-cropland shall be so treated as to prevent soil erosion by wind or water.
4. A lot may be used for the raising or growing of plants, trees, shrubs, and nursery stock.
5. A lot may be used for the growing, stripping, and removal therefrom of sod provided that said lot or portion thereof shall be reseeded after stripped as to reduce the actual or potential erosion of soil by water or wind.
6. Essential services and structures of non-industrial character, but not including maintenance depots or warehouses.

b. Conditional Uses:

1. Quarries.

2. Single-family dwellings.
 3. Commercially operated trails for use by motor cycles, dune buggies, snowmobiles, and similar types of vehicles.
 4. Amusement parks.
 5. Travel trailer parks.
 6. Kennels.
 7. Bed and breakfast establishments.
 8. Telecommunications facilities.
- c. Area, Yard, Height and Bulk Regulations:
- See Section 4.5.

SECTION 4.2 - RESIDENTIAL DISTRICTS

The Suburban Residential, Urban Residential, and Multiple-Family Residential Districts are designed principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. The residential districts are designated to regulate the location of residential uses and dwellings according to a well-considered plan which reflects the different types of residential uses and dwellings; the different densities of population and the intensity of land use desired; potential nuisances and hazards which may cause unhealthy conditions; and the relationship of residential uses and dwellings to other areas devoted to agricultural, commercial, or industrial use and to streets. The purpose of each residential district is further stated below.

4.2.1 Suburban Residential District (RS-1):

This district is intended to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems exist, or can be feasibly provided.

- a. Permitted Uses:
1. Single-family detached dwellings.
 2. Home occupations, only in accordance with the regulations specified in Article V, Section 5.11.

3. On-site signs, only in accordance with the regulations specified in Article V. Section 5.2.3.
 4. Essential services, only in accordance with the regulations specified in Article V, Section 5.14.
 5. Accessory uses or structures.
 6. Family Day Care home.
 7. Group Day Care home.
- b. Conditional Uses:
1. Planned Unit Residential developments.
 2. Country clubs, recreation centers, public swimming pools, parks, playgrounds, and play fields.
 3. Churches and other buildings for religious worship.
 4. Public and private nurseries, primary and secondary non-profit schools.
 5. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.
 6. Government- or community-owned buildings.
 7. Golf courses, but not including gold driving ranges.
 8. Funeral Establishments.
 9. Bed and breakfast establishments.
 10. Adaptive re-use/mixed use of existing structures.
 11. Accessory apartments.
 12. Conversions of Single-Family Residential to Two-Family Residential.
- c. Area, Yard, Height, and Bulk Regulations:

See Section 4.5.

4.2.2 Urban Residential District (RU-1):

This district is intended to apply to high density residential areas of the Village. These areas are comprised of smaller lots, where sewer and water services are provided.

a. Permitted Uses:

1. Single-family detached dwellings.
2. Home occupations, only in accordance with the regulations specified in Article V, Section 5.11.
3. On-site signs, only in accordance with the regulations specified in Article V. Section 5.2.3.
4. Essential services, only in accordance with the regulations specified in Article V, Section 5.14.
5. Accessory uses or structures.
6. Family Day Care home.
7. Group Day Care home.

b. Conditional Uses:

1. Planned Unit Residential developments.
2. Country clubs, recreation centers, public swimming pools, parks, playgrounds, and play fields.
3. Churches and other buildings for religious worship.
4. Public and private nurseries, primary and secondary non-profit schools.
5. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.
6. Government- or community-owned buildings.

7. Golf courses, but not including gold driving ranges.
8. Funeral Establishments.
9. Bed and breakfast establishments.
10. Adaptive re-use/mixed use of existing structures.
11. Accessory apartments.
12. Conversions of Single-Family Residential to Two-Family Residential.

c. Area, Yard, Height, and Bulk Regulations:

See Section 4.5.

4.2.3 Multiple-Family Residential District (RM-1):

This district is designated to permit a high density of population and high intensity of land use in those areas which are served by a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity.

a. Permitted Uses:

1. Multiple-family dwellings.
2. Two-family dwellings.
3. On-site signs, only in accordance with the regulations specified in Article V. Section 5.2.3.
4. Essential services, only in accordance with the regulations specified in Article V, Section 5.14.
5. Accessory uses or structures.
6. Rooming houses and boarding houses.
7. Home occupations, only in accordance with the regulations specified in Article V, Section 5.11.

b. Conditional Uses:

1. Planned-unit residential developments.
 2. Public swimming pools, recreation centers, parks, playgrounds, and play fields.
 3. Churches and other buildings for religious worship.
 4. Public and private nurseries, primary and secondary non-profit schools, and colleges, and universities.
 5. Medical and dental clinics.
 6. Hospitals, convalescent or nursing homes, sanitariums, and orphanages.
 7. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.
 8. Mobile home parks.
 9. Offices.
 10. Government- or community-owned buildings.
 11. Funeral establishments.
 12. Single-family dwellings.
 13. Bed and breakfast establishments.
- c. Area, Yard, Height, and Bulk Regulations:

See Section 4.5.

SECTION 4.3 - COMMERCIAL DISTRICTS

The Local Commercial District and Central Business District are designated to limit compatible commercial enterprises to appropriate locations to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property. The commercial districts are designed to regulate the location of these business uses according to a well-considered plan which determines the types of such uses and the intensity of land, street and highway use in each such district; potential nuisances and hazards which may cause unsafe conditions; and the relationship of commercial uses to each other and to other areas devoted to agricultural, residential, or industrial use and to

streets and highways. The purpose of each commercial district is further stated below.

4.3.1 Local Commercial District (C-1):

This district is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of the neighborhood resident population. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

a. Permitted Uses:

1. Personal services, including barber shops and beauty salons; medical and dental clinics; dry cleaners and self-service laundromats; and sale repair shops for watches, shoes, radios, and televisions.
2. Business services including banks, loan offices, real estate offices, and insurance offices.
3. Offices of an executive, administrative, or professional nature.
4. Retail sale of foods, drugs, hardware, notions, books, and similar convenience goods.
5. On-site signs, only in accordance with the regulations as specified in Article V, Section 5.2.4.
6. Essential services and structures of a non-industrial character.
7. Accessory uses or structures.

b. Conditional Uses:

1. Planned-commercial unit developments.
2. Churches and other buildings for religious worship.
3. Government- or community-owned buildings, but not including schools.
4. Eating and drinking establishments, but not including drive-in types.

c. Area, Yard, Height, and Bulk Regulations:

See Section 4.5.

4.3.2 Central Business District (C-2):

This district is intended to encompass the retail, service, and administrative establishments which form the Central Business District. The land uses in this district provide retail convenience and comparison goods, and personal and professional services for the entire trade area. The district is intended to enhance the cultural and social purpose of the downtown area and to encourage pedestrian activity.

a. Permitted Uses:

1. Personal services, including barber shops and beauty salons; medical and dental clinics; dry cleaners and self-service laundromats; and sale and repair shops for watches, shoes, radios, and televisions.
2. Business services including banks, loan offices, real estate offices, and insurance offices.
3. Offices of an executive, administrative, or professional nature.
4. Retail sale of foods, drugs, hardware, notions, books, and similar convenience goods.
5. Business schools; including dance schools, music schools, and art schools.
6. Indoor retail sales establishments.
7. Indoor commercial amusement and recreation services, including theaters, bowling alleys, and roller and ice skating rinks.
8. Eating and drinking establishments, but not including drive-in types.
9. Clubs and lodges.
10. Funeral homes.
11. Printing establishments.

12. On-site signs, only in accordance with the regulations as specified in Article V, Section 5.2.5.
 13. Accessory uses or structures.
 14. Essential services and structures of a non-industrial character.
- b. Conditional Uses.
1. Hotels or motels.
 2. Churches and other buildings for religious worship.
 3. Government or community-owned building, but not including schools.
 4. Drive-in business services.
 5. Residential quarters.
 6. Limited light industrial.
- c. Area, Yard, Height, and Bulk Regulations: See Section 4.5.

SECTION 4.4 - INDUSTRIAL DISTRICT

It is recognized by this Ordinance that the value to the public of designating certain areas for certain types of industrial uses is represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the Village of Parma. In order that this value may be maintained and this use encouraged, this Ordinance has established one zoning district designed to regulate the location of industrial uses according to a well-considered plan which reflects the types of such uses and the intensity of land, street, and highway use in each such district; potential nuisances and hazards which may cause unsafe and unhealthy conditions; and the relationship of industrial uses to each other and to other areas devoted to agricultural, residential, commercial use and to streets, highways, and other means of transportation. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of these districts have been excluded. The purpose of the industrial district is further stated below.

4.4.1 Light Industrial District (I-1):

This district is designed to provide suitable space for light industrial uses which

operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.

a. Permitted Uses:

1. Wholesale merchandising or storage warehouses.
2. Vehicle repair garages, but not including auto junk yards.
3. Trucking terminals.
4. Farm machinery and equipment sales and repair.
5. Contractor's yards.
6. Industrial office buildings.
7. General service and repair establishments including dyeing, cleaning, or laundry works and upholstery or appliance repair.
8. Assembly and manufacture, from prefabricated parts, of household appliances, electronic products, machinery and hardware products, and similar products; or the processing or assembling of parts for production of finished equipment.
9. Skilled trade services including plumbing, electric, heating, printing, and painting establishments.
10. Research and testing laboratories.
11. Essential services and structures.
12. On-site and off-site signs only in accordance with the regulations as specified in Article V, Section 5.2.5 and 5.2.6.

b. Conditional Uses:

1. Those light manufacturing uses similar to the permitted uses in this district which do not create any more danger to health and safety in surrounding areas and which do not create any more noise, vibration, smoke, dust, lint, odors, heat, or glare than that which is

generally associated with light industries of the type specifically permitted.

c. Area, Yard, Height, and Bulk Regulations:

See Section 4.5.

SECTION 4.5 - DISTRICT, AREA, HEIGHT, AND BULK REGULATIONS

Zoning District	Zoning Symbol	LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS			MAXIMUM BUILDING HEIGHT REQUIREMENTS		MINIMUM TRANSITION STRIP REQUIREMENTS		
		Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Front	Side	Rear	Principal	Accessory			
Agriculture Open Space	AOS-1	2 Acres	300'	10%	60'	30'	50'	2½ stry.	80'	----	Single-family detached dwelling units.	
		5 Acres				60'*					All other uses.	
Suburban Residential	RS-1	10,000 sq.'	100'	30%	35'	10'	20'	2½ stry. or 35'	25'	----	Single-family detached dwelling units with central sewerage and water systems.	
		15,000 sq.'	120'			25' tot.					35'*	Single-family detached dwelling units without central sewerage and water systems.
		1 Acre	120'			35'*					All other uses.	
Urban Residential	RU-1	7,500 sq.'	66'	30%	20'	10'	20'	2½ stry. or 35'	25'	----	Single-family detached dwelling units with sewer and water system.	
		15,000 sq.'	100'			25*					All other uses.	
Multi-Family Residential	RM-1	10,000 sq.'	80'	25%	25'	10' 25' tot. 35'*	25'	2½ stry. or 35'	25'	----	Two-family dwelling units with central sewerage and water systems.	
		15,000 sq.'	120'								Two-family detached dwelling units without central sewerage and water systems.	
		15,000 sq.'	120'								15,000 sq.' for first three dwelling units plus 2,000 sq.' for each additional dwelling unit.	
		1/2 Acre	120'								All other uses.	
Local Commercial	C-1	10,000 sq.'	75'	25%	35'	20'	35'	35'	---	15' wide and fence, wall, or hedge 4' to 6' ht. if abutting a residential district 20' wide landscaped strip if fronting a public street.	With central sewerage and water systems.	
		15,000 sq.'	100'			35'*					Without central sewerage and water systems.	
Central Business District	C-2	---	---	---	---	---	20'	2½ stry. or 35'	25'	15' wide and fence, wall, or hedge 4' to 6' ht. if abutting a residential district.	-----	
Light Industrial	I-1	20,000 sq.'	80'	25%	35'	20' 35'*	35'	35'	---	25' wide and fence 4' but 8' height if abutting a residential or commercial district 20' wide landscaped strip if fronting a public street.	-----	

* Corner lot

4.5.1 Compliance with Regulations:

- a. No building or structure shall hereafter be erected or altered to exceed the height; to occupy a greater percentage or lot area; or to have narrower or smaller rear yards, front yards, side yards, or other open spaces than prescribed for the district in which the building or structure is located.
- b. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth for the district in which the yard or lot is located. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- c. No part of a yard or other open space required for, or in connection with, any structure for the purpose of complying with this Ordinance, shall be included as part of a yard or open space similarly required for any other structure.

4.5.2 Yard Measurements:

- a. Lots which abut on more than one street shall provide the required front yards along every street.
- b. All front, side, and rear yards shall be the minimum perpendicular distance measured from the principal structure to the lot line, excluding all projections not exceeding three (3) feet in length from the structure wall.

4.5.3 Height Exceptions:

Exceptions to the maximum height regulations for each district specified in this Ordinance may be permitted subject to the following provisions:

a. Height Limitations:

The limitations affecting the height of structures shall not apply to the following appurtenant appendages and structures provided they comply with all other provisions of this or any other applicable ordinances: Parapet walls, chimneys, smokestacks, church spires, flagpoles, radio and television towers, penthouses for mechanical equipment, and watertanks.

b. Increased Height:

Building height in excess of the height above average ground level allowed in any district may be permitted provided all minimum front, side,

and rear yard depths are increased one (1) foot for each additional one (1) foot of height and provided that adequate fire protection can be demonstrated.

4.5.4 Accessory Structures:

- a. No detached accessory building or structure shall be located closer than ten (10) feet to any other building or structure.
- b. All detached accessory structures in any residential district shall be subject to the same dimensional requirements affecting the principal structure, except, however, such accessory structure may be placed not less than three (3) feet from any rear lot line or the rear yard portion of any side lot line; and shall not exceed twelve (12) feet in height.
- c. All accessory structures in non-residential districts shall be subject to the same standards and requirements as are required for all principal structures within such districts.

4.5.5 Distance Between Grouped Buildings:

In addition to the required setback lines provided elsewhere in this Section, for group dwellings (including semi-detached and multiple dwellings) the following minimum distances shall be required between each dwelling.

- a. Where buildings are arranged front to front or front to rear, three (3) times the height of the taller building, but not less than seventy (70) feet.
- b. Where buildings are arranged side to side, one (1) times the height of the taller building, but not less than twenty (20) feet.
- c. Where buildings are arranged front to side, rear to side, or rear to rear, two (2) times the height of the taller building, but not less than forty five (45) feet.

4.5.6 Lot Building Relationship:

Except as otherwise herein provided, every structure erected, altered, or moved shall be located on a lot as defined in this Ordinance, and except in the use of an approved multiple-family development, there shall be no more than one (1) principal structure and its permitted accessory structures located on each recorded parcel or lot in the Agricultural District and any Residential District.

ARTICLE V

SUPPLEMENTAL REGULATIONS

SECTION 5.1 - PURPOSE

It is the purpose of this Article of this Ordinance to provide regulations and requirements that supplement the provisions contained under the respective district regulations in Article IV.

SECTION 5.2 - SIGN REGULATIONS

5.2.1 General Sign Regulations:

- a. No sign shall be erected at any location, where by reason of the position, size, shape, color, movement, or illumination, the sign interferes with, or obstructs, the view of traffic, nor shall any sign be designed or placed to be capable of confusion with any authorized traffic sign, signal, or device.
- b. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity.
- c. In the Agriculture and Open Space District, all residential districts and the Local Commercial District, signs may be illuminated only by non-flashing, reflected light. Any light used to illuminate such signs shall be arranged to reflect light away from adjoining premises and streets. All signs shall be placed no closer to the street right-of-way line than one-half the minimum authorized front yard depth.
- d. In the Highway Service Commercial District and the Light Industrial District, all signs may be illuminated internally or by reflected light provided the source of light is not directly visible and is arranged to minimize light shining on adjoining premises and streets. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.
- e. Unless otherwise specifically stated to the contrary, all signs shall conform to the yard and height requirements of the district in which the sign is located.
- f. Signs located on corner lots shall comply with Section 5.9 Visibility at intersections, except as otherwise provided in this Ordinance

5.2.2 Permitted On-Site Signs in the Agriculture and Open Space District:

The following on-site signs shall be permitted on any lot in the Agriculture and Open Space District:

- a. One on-site sign advertising the sale or lease of the lot, chattels, or building, not to exceed six (6) square feet in area.
- b. One on-site sign announcing a home occupation not to exceed three (3) square feet in area.
- c. One on-site sign identifying a park, school building, or other authorized use not to exceed eighteen (18) square feet in area.
- d. One on-site sign advertising the type of farm products grown on the farmstead not to exceed twelve (12) square feet in area.

5.2.3 Permitted On-Site Signs in Residential Districts:

The following on-site signs are permitted on any lot in residential districts:

- a. One on-site sign advertising the sale or lease of the lot or building not to exceed six (6) square feet in area.
- b. One on-site sign announcing a home occupation, boarding home, or bed and breakfast establishment, not to exceed three (3) square feet in area. Said sign shall be attached flat against the front wall of the building.
- c. One on-site sign advertising a recorded subdivision or development not to exceed eighteen (18) square feet in area. Such sign shall be removed within one year after the sale of ninety (90%) percent of all lots or units within said subdivision or development.
- d. One on-site sign not having commercial connotations identifying a subdivision or multiple-family building or development or mobile home park, to exceed eighteen (18) square feet in area.
- e. One on-site sign identifying a school, church, public building, or other authorized use, not to exceed eighteen (18) square feet in area.

5.2.4 Permitted On-Site Signs in the Local Commercial District:

The following on-site signs are permitted on any one lot in the Local Commercial District.

- a. One on-site identification sign may be affixed flat against the wall of a building along a road frontage. The total sign area shall not exceed one-quarter (1/4) square foot for each foot in length or height of the wall, whichever is greater. No such sign shall extend above the wall to which it is affixed.
- b. One on-site free-standing identification sign may be erected for a neighborhood shopping center. Such sign shall not exceed twenty-four (24) square feet in area. The sign shall be placed no closer to the front, side, or rear property line than one-half the distance of the required setback.
- c. One on-site free-standing identification sign may be erected for each separate enterprise situated on an individual lot not within a shopping center. Such sign shall not exceed eighteen (18) square feet in area. The sign shall be placed no closer to the front, side, or rear property line than one-half the distance of the required setback.

5.2.5 Permitted On-Site Signs in the Highway Service Commercial and Industrial Districts.

The following on-site signs are permitted on any lot in the Highway Service Commercial and Industrial Districts:

- a. One on-site sign may be affixed flat against the wall of the building, or may project therefrom not more than forty-eight (48) inches. The total sign area shall not exceed one-half (1/2) square foot for each foot in length or height of the wall, whichever is greater.
- b. One on-site free-standing identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The maximum area of said sign shall be one (1) square foot for each linear front foot of building, or buildings, for which the sign is established; however, it shall not exceed two hundred (200) square feet in area. The sign shall be placed no closer to the front, side, or rear property line, than one-half the distance of the required setback.
- c. One on-site, free-standing identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed eighty (80) square feet in area. The sign shall be placed no closer to the front, side, or rear property line, than one-half the distance of the required setback.

5.2.6 Off-Site Signs:

Except as provided by State law, off-site signs, signs advertising a product for sale or a service to be rendered at a location other than the premises, shall be permitted in the Industrial District under the following conditions:

- a. The placement of off-site signs shall conform to the same yard and height requirements as other principal structures or buildings in the zone in which they are situated.
- b. Where two (2) or more off-site signs are located along the frontage of a single street or highway they shall not be less than one thousand (1,000) feet apart. A double face (back to back) or a V-type structure shall be considered a single sign.
- c. The total surface area, facing in the same direction of any off-site sign, shall not exceed three hundred (300) square feet in area.
- d. No off-site sign shall be erected on the roof of any building, nor shall one sign be placed above another sign.
- e. Off-site signs may be illuminated by reflected light only, provided the source of light is not directly visible and is arranged to minimize light shining on adjoining premises. The illumination shall not be so placed to cause confusion to, or create a hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of lighting arrangement or devices shall be permitted.

5.2.7 Signs of Automobile Service Stations:

Notwithstanding other provisions of this Ordinance, one (1) permanently installed sign shall be permitted along each street frontage, installed so that a clear view of street traffic by motorists or pedestrians shall be preserved to a height of sixteen (16) feet. Said signs shall not exceed twenty-five (25) square feet in area. A sign may also be placed flat on the main building or fuel pump canopies.

5.2.8 Elimination of Nonconforming Signs:

Nonconforming signs shall be eliminated or made to conform by the owner within five (5) years of the date of enactment of this Ordinance.

SECTION 5.3 - CONDITIONAL USES

The formulation and enactment of this Ordinance is based upon the division of the Village of Parma into districts in each of which are permitted specified uses which are

mutually compatible. In addition to such permitted compatible uses however, there are certain other uses which may be necessary or desirable to allow in certain locations in certain districts, but because of their actual or potential impact on neighboring uses or public facilities, need to be carefully regulated with respect to their location for the protection of the Village of Parma. Such uses, on account of their peculiar locational need or the nature of the service offered, may have to be established in a district in which they cannot be reasonably allowed as a permitted use.

5.3.1 Authority to Grant Permits:

The Planning Commission, as hereinafter provided, shall have the authority to recommend to the Village of Parma Council to grant conditional use permits, subject to such conditions of design, operation, and safeguards as the Village of Parma Council may determine for all conditional uses specified in the various district provisions of this Ordinance.

5.3.2 Application and Fee:

Application for any conditional use permit permissible under the provisions of this Ordinance shall be made to the Planning Commission through the Village of Parma Clerk by filing in an official conditional use permit application form; submitting required data, exhibits, and information; and depositing the required fee as established by resolution of the Village of Parma Council, except that no fee shall be required of any governmental body or agency. No part of such fee shall be returnable to the applicant.

5.3.3 Data, Exhibits, and Information Required in Application:

An application for a conditional use permit shall contain the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved; an accurate survey drawing of said property showing the existing and proposed location of all structures thereon, the types thereof, and their uses; and a statement of supporting data, exhibits, information, and evidence regarding the required findings set forth in this Ordinance.

5.3.4 Public Hearings:

The Planning Commission shall hold a public hearing upon any application for a conditional use permit, notice of which shall be given by one (1) publication in a newspaper of general circulation in the Village of Parma, within fifteen (15) days but not less than three (3) days next preceding the date of said hearing.

5.3.5 Required Standards and Findings for Making Determinations:

The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information, and evidence showing that such a use on the proposed site, lot, or parcel meets the following requirements:

- a. The use will be harmonious with and in accordance with the general objectives, intent, and purposes of this Ordinance.
- b. The use will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with existing or intended character of the general vicinity.
- c. The use will be served adequately by essential public facilities and services, such as: highways, streets, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
- d. The use will not be hazardous or disturbing to existing or future neighboring uses.
- e. The use will not create excessive additional requirements at public costs for public facilities and services.

5.3.6 Determination and Imposition of Conditions:

If the facts in the case do not establish substantial evidence that the findings and standards set forth in this Ordinance will apply to the proposed use, the Planning Commission shall not grant a conditional use permit. The Planning Commission shall adopt conditions of use as it deems necessary to protect the best interest of the Village of Parma and the surrounding property, and to achieve the objectives of this Ordinance.

5.3.7 Approval, Grant or Permit:

Upon holding a public hearing and the finding that the requirements of subsections 5.3.2 through 5.3.6 of this Ordinance have been satisfactorily met by the applicant, the Planning Commission shall within thirty (30) days approve or disapprove the conditional use permit. When the Planning Commission gives final approval, a conditional use permit shall be issued to the applicant. The Planning Commission shall forward a copy of the permit to the applicant, Clerk, Zoning Inspector, and Village Council. The Zoning Inspector shall not issue a zoning compliance permit until he has received a copy of the conditional use permit approved by the Planning Commission.

5.3.8 Voiding of Conditional Use Permit:

Any conditional use permit granted under this Ordinance shall become null and void and fees forfeited unless construction and/or use is commenced within two hundred ten (210) days and completed within five hundred and seventy-five (575) days of the date of issuance.

5.3.9 Additional Development Requirements for Certain Uses:

A conditional use permit shall not be issued for the uses specified in this subsection unless complying with the site development requirements as herein specified. The Planning Commission may require additional conditions and safeguards when deemed necessary.

a. Quarries:

The removal of soil, sand, gravel, stone, and other earth materials shall be subject to the following conditions:

1. There shall be not more than one (1) entrance way from a public road to the quarry for each five hundred (500) feet of front lot line.
2. Removal, processing, transportation, and activities relating to storage such as stockpiling shall not take place before sunrise or after sunset.
3. No digging or excavating shall take place closer than one hundred (100) feet to any lot line.
4. All roads, driveway, parking lots, and loading and unloading areas within one hundred (100) feet of any lot line shall be paved, oiled, watered, or chemically treated in an environmentally sensitive manner so as to limit the adjoining lots and public roads the nuisance caused by wind-borne dust.
5. Any odors, smoke, fumes, or dust generated on said lot by any digging, excavating, processing, stockpiling, or transportation operation and borne or able to be borne by the wind shall be confined within the lines of said lot so as not to cause a nuisance or hazard on any adjoining lot or public road.
6. Such removal, processing, or storage shall not be conducted as to cause the pollution by any material of any surface or subsurface water-course.

7. Such removal, processing, or storage shall not be conducted as to cause or threaten to cause the erosion by water of any land such that earth materials are carried outside of the lines of said lot. Removal shall not be conducted as to alter the drainage pattern of surface or subsurface waters on adjacent property. In the event that removal, processing, or storage shall cease to be conducted it shall be the continuing responsibility of the owner or operator thereof to assure that no erosion or alteration of drainage patterns, as specified in this paragraph, shall take place after the date of the cessation of operation.
8. All fixed equipment and machinery shall be located at least one hundred (100) feet from any lot line and five hundred (500) feet from any residential zoning district. In the event the zoning classification of any land within five hundred (500) feet of such equipment or machinery shall be changed to a residential zoning classification subsequent to the operation of such equipment or machinery the quarry operation may continue henceforth but in no case less than one hundred (100) feet from any lot line.
9. There shall be erected a fence of not less than six (6) feet in height around the periphery of the quarry. Fences shall be adequate to prevent trespass, and shall be placed no closer than fifty (50) feet to the top edge of any slope.
10. All areas within any single development shall be rehabilitated progressively as they are worked out or abandoned. Said rehabilitation shall result in restoration to a condition entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form.
11. The operator shall file with the Planning Commission and the Zoning Inspector a detailed plan for the restoration of the development area. The restoration plan shall include the anticipated future use of the restored land, the proposed final topography indicated by contour lines of not greater interval than five (5) feet; steps which shall be taken to conserve topsoil; proposed and final landscaping; and the location of future roads, drives, drainage courses, and/or other improvements contemplated. Said plans shall be subject to review and modification from time to time by the Planning Commission. The anticipated cost of carrying out the plans of restoration shall be included with the restoration plan.

12. The operator shall file with the Village of Parma a performance bond, payable to the Village of Parma and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The amount of the required bond, which will reflect the anticipated cost of restoration, shall be fixed by the Village of Parma. The bond shall be released upon written certification of the Zoning Inspector that the restoration is complete and in compliance with the restoration plan.
13. The permit or each renewal thereof shall be for a period of not more than five (5) years and shall be renewable only upon reapplication, a redetermination by the Planning Commission and a filing of a performance bond. Redetermination is to be made in accordance with the requirements of this Ordinance for the issuance of a conditional use permit.

b. Junk Yards:

In addition to and as an integral part of development, the following provisions shall apply:

1. It is recognized by this Ordinance that the location of such materials in an open area included in this Ordinance's definition of "junk yard" will cause the reduction of the value of adjoining property. To the end that the character of the district shall be maintained and property values conserved, a solid, opaque fence or wall at least seven (7) feet in height, and not less than the height of the materials on the lot on which a junk yard shall be operated, shall be located on said lot no closer to the lot lines than the yard requirements for buildings permitted in the industrial district. All gates, doors, and access-ways through said fence or wall shall be of solid, opaque material. In no event shall any materials included in this Ordinance's definition of "junk yard" be located on the lot on which a junk yard shall be operated in the area between the lines of said lot and the solid, opaque fence or wall located on said lot.
2. All traffic ingress or egress shall be on major streets, and there shall be not more than one (1) entrance-way to the lot on which a junk yard shall be operated from each public road on which said lot abuts.
3. All roads, driveways, parking lots, and loading and unloading areas within any yard of junk yard shall be paved, oiled, watered,

or chemically treated so as to limit adjoining lots and public roads the nuisance caused by wind-borne dust.

c. Drive-In Theaters:

In addition to and as an integral part of development, the following provisions shall apply:

1. Drive-in theaters shall be enclosed for their full periphery with a solid screening fence at least seven (7) feet in height. Fences shall be of sound construction, painted, or otherwise finished neatly and inconspicuously.
2. All fenced-in areas shall be set back at least one hundred (100) feet from any front street or property line.
3. All traffic ingress or egress shall be on major streets and all local traffic movement shall be accommodated within the site so that entering and exiting vehicles will make normal and uncomplicated movements into or out of the public thoroughfare. All points of entrance to the exit of motor vehicles shall be located no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.

d. Adaptive Re-use and/or Mixed Use of Existing Structure:

Certain structures, because of their unique or peculiar circumstances with regard to location, type, or size of building and/or architectural style, may be deemed desirable for preservation. Such structures may be no longer useful for the purposes for which they were designed and used because of obsolescence of their previous use, a change in land use patterns, or a change in zoning district designation. These buildings may be non-conforming with zoning district regulations.

To preserve these buildings because of their architectural, historical, or cultural value, the adaptive reuse of these buildings may be permitted as a conditional use. To establish a viable use for the structure, certain uses or a combination of uses which would not otherwise be permitted in the zoning district may be desirable for the structure depending on design and site characteristics. This adaptive reuse of the structure may be permitted through conditional use provided the structure is unique, deemed to be of value for preservation, and cannot otherwise conform with existing district regulations.

In addition to all requirements of Section 5.3 of this Ordinance, and other regulations which may apply, the following conditions shall apply to all structures that are redeveloped through adaptive reuse:

1. In addition to a site plan required by this ordinance, a development plan shall be submitted to the Village. Four (4) copies of the development plan shall be submitted with the site plan or may be a part of the site plan. The development plan shall clearly show to scale the following:
 - a. The building floor plan for all floor elevations and the proposed use of each floor.
 - b. The proposed use for each portion of floor in the case of a mixed use.
 - c. The location of all walls.
 - d. Each room shall be identified for its proposed use.
 - e. The location of all utilities including electrical, heating, cooling, and plumbing.
 - f. The total square footage of the proposed project. In the case of projects involving multiple buildings, the total square footage of each building shall be submitted. Square footage of each portion of floor proposed for use in mixed use developments shall also be submitted.
 - g. The location of all doors and windows, existing and proposed.
 - h. The location of all parking areas including the number of parking spaces.
 - i. Recent color photographs of all sides of the structures shall be submitted with the site plan and kept by the Village in the development plan file.
2. The structure shall not be enlarged nor shall its exterior be altered except as provided in the development plan approved by the Village Council.
3. No building or structure shall be constructed except that an

accessory building may be allowed as provided in the development plan approved by the Village Council.

4. Structures determined by the Council to have historic, shall be preserved and maintained to their original style and condition.
5. Parking shall be provided according to regulations of the district that the proposed use most closely resembles. In the case of mixed uses, parking requirements shall apply for each use separate from the district that each use is most closely associated with.
6. The development plan shall be amended by the applicant and approved by the Village Council if the structure is proposed to be enlarged or its exterior altered; if there is a change in use; or if an accessory building is proposed for construction after the development plan has been approved. The Clerk of Council shall forward such changes to the Planning Commission for its recommendation prior to taking final action by the Council.

e. Wireless Communications Facilities:

All applications for wireless communications facilities shall be reviewed and determined by the Planning Commission in accordance with the following standards and conditions, and, if approved, shall be constructed and maintained in accordance with such standards and conditions. In addition, if the facility is approved, it shall be constructed and maintained with maintained with any additional conditions imposed by the Planning Commission in its discretion:

The following information shall be submitted prior to the Village approval to construct a wireless communication facility:

1. A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed wireless communication facility. Such plan shall be designed to ensure long-term, continuous maintenance to a reasonable, prudent standard.
2. The application shall include a description of security to be posted at the time of receiving a building permit for the wireless communication facility to ensure removal of the facility when it has been abandoned or is no longer needed. In this regard, the Village Council shall specify the form of security as approved by the Village Attorney and recordable at the office of the Register of

Deeds, establishing a promise of the applicant and the owner of the property to remove the facility in a timely manner as required under this section, with further provision that the applicant and owner shall be responsible for the payment of any costs and attorney fees incurred by the community in securing removal. The security shall be adjusted on an annual basis according to the U.S. Bureau of Labor Statistics' Consumer Price Index annual average for the United States cities in the North Central Region of the United States.

3. The name, address and phone number of the person to contact for engineering, maintenance and other notice purposes. This information shall be continuously updated during all times the facility is on premises.

The following special performance standards shall apply to wireless communications facilities:

1. Wireless communication facilities shall be set back from all property lines a distance equal to their height.
2. Accessory structures and buildings shall be limited to uses associated with the operation of the facility and may not be located any closer to any property line than the minimum front yard requirement for the appropriate zoning district as found in Section 4.5 District Area, Yard, Height, and Bulk Regulations.
3. Accessory structures shall not exceed six hundred (600) square feet of gross building area.
4. All towers shall be equipped with an anti-climbing device to prevent unauthorized access.
5. The plans of the facility shall be certified by a registered professional engineer.
6. The applicant shall provide verification that the antenna mount and structure have been approved by a registered professional engineer and that the installation is in compliance with all applicable codes.
7. All facilities must meet the standards of the Federal Communications Commission and the Federal Aviation Administration.

8. Towers in excess of one hundred (100) feet in height above grade level shall be prohibited within a two (2) mile radius of a public airport or ½ (one-half) mile of a helipad.
9. No part of any tower or antenna shall be constructed, located or maintained at any time, permanently or temporarily, on or upon any required setback area for the district in which the antenna or tower is to be located. In no case shall a tower or antenna be located within thirty (30) feet of a property line.
10. Metal towers shall be constructed of, or treated with, corrosive-resistant material.
11. Antennae and metal towers shall be grounded for protection against a direct strike by lightning and shall comply as to electric wiring and connections with all applicable local statutes, regulations and standards.
12. Towers with antennae shall be designed to withstand the maximum expected wind load.
13. All signal and remote control conductors of low energy extending substantially horizontally above the ground between a tower or antenna and a structure, or between towers, shall be at least eight (8) feet above the ground at all points, unless buried underground.
14. Towers shall be located so that they do not interfere with reception in nearby residential areas.
15. Towers shall be located so there is room for vehicles doing maintenance to maneuver on the property owned and or leased by the applicant.
16. The base of the tower shall occupy no more than five hundred (500) square feet.
17. Height of the tower shall not exceed two hundred (200) feet from grade within a commercial zoning district, and three hundred (300) feet from grade within an industrial or agricultural district.
18. Towers shall not be artificially lighted except as required by Federal Aviation Administration.
19. Existing on-site vegetation shall be preserved to the maximum

extent practicable.

20. There shall not be displayed advertising or identification of any kind intended to be visible from the ground or other structures, except as required for emergency purposes.
21. There shall be no employees on the site on a permanent basis to service or maintain the facility. Occasional or temporary repair and service activities are excluded from this restriction.
22. Where the property adjoins any residentially-zoned property or land use, the developer shall plant two (2) alternating rows of evergreen trees with a minimum height of five (5) feet on twenty (20) feet centers along the entire perimeter of the tower and related structures. In no case shall the evergreens be any nearer than ten (10) feet to any structure.
23. The policy of the Village is to minimize the number of wireless communications facilities in the Village of Parma. Therefore, the Village shall require collocation of wireless communication towers. Pursuant to this policy, the following standards apply to towers:
 - a. All new and modified towers shall be designed and constructed so as to accommodate collocation.
 - b. A conditional use permit for the construction and use of a new tower shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.
 - c. No more than two (2) transmitters of telecommunication signals shall be permitted on a single tower.

f. Bed and Breakfast Establishment:

Bed and breakfast establishments shall comply with the following requirements. The Planning Commission may establish additional reasonable requirements as necessary to protect the health, safety, and general welfare of the surrounding neighborhood and the community.

1. There shall be no separate cooking facilities used for the bed and breakfast stay.
2. Food may be served at the bed and breakfast only to persons

renting a room at the facility during their stay.

3. Two (2) parking spaces plus one (1) additional space per room to be rented must be provided. Parking must be off-street and on-site and shall not be permitted within the front yard area.
4. No residential structure shall be removed in order to allow for a bed and breakfast use nor shall such a structure be removed in order to provide parking for such a use.
5. The dwelling unit in which the bed and breakfast takes place shall be the principal residence of the owner/operator and said owner/operator shall live on the premises when the bed and breakfast operation is active.
6. The residential structure shall remain a residential structure; i.e. the kitchen shall not be remodeled into a commercial kitchen.
7. Each operator shall keep a list of all names of all persons staying at the bed and breakfast operation. Such list shall be available for inspection by village officials at any time.
8. The maximum stay for any occupants of bed and breakfast operations shall be fourteen (14) days.

g. Planned-Unit Development:

The purpose of this section is to permit flexibility for residential, commercial, and industrial development where large tracts of land are planned with integrated and harmonious design, and where the overall design of such units is so outstanding as to warrant modification by the Planning Commission of the regulations. Any planned-unit development to be eligible under this provision must comply with the following requirements:

1. The tract of land to be developed shall have a minimum area of not less than ten (10) acres.
2. The owner of the property shall submit to the Planning Commission, a plan for the use development of the total tract of land as a planned-unit development in accordance with the provisions of Section 5.4, Site Plan Review and Approval. In addition to the site plan data specified in Section 5.4, the application shall contain such other pertinent information as may

be necessary to make a determination that the contemplated arrangement or use may make it desirable to apply regulations and requirements differing from those ordinarily applicable under this Ordinance.

The plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of structures, accessory uses thereto, and public facilities as may be necessary for the welfare of the planned-unit development and consistent with the best interests of the entire Village of Parma.

3. The average density of structures of the tract shall not be greater than the density requirements in the district in which the planned-unit development is located.
 4. The use of land shall be in conformance with the permitted uses of the district in which the proposed plan is to be located.
 5. The proposed development shall be served by adequate public facilities and service, such as: highways, streets, police and fire protection, drainage, structures, and refuse disposal. These facilities may be provided by a governmental or private organization.
 6. The proposed unit shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit, without dependence on any subsequent unit or development.
 7. The common open-space, common properties, individual properties, and all other elements of the planned-unit development shall be so planned that they will achieve a unified environmental scheme, with open spaces and all other elements in appropriate locations, suitably related to each other, the site, and surrounding land.
 8. The applicant may be required to dedicate land for street and park purposes by appropriate covenants, to restrict areas perpetually for the duration of the Planned Unit as one space for common use. The development as authorized shall be subject to all conditions so imposed, and shall be exempt from other provisions of this Ordinance only to the extent specified in the authorization.
- h. Conversions of Single-Family Residences to Two-Family Residences:

The conversion of existing one-family dwellings in the RS-1 District to two-family occupancy shall be subject to the following conditions. Particular attention shall be given to the character of other uses within the immediate area and whether or not the conversion is necessary to extend the economic life of the structure and justify expenditures for repairs and modernization. In addition, the following shall apply:

1. The conversion shall not require that the structure be enlarged or expanded to accommodate the second dwelling unit. Thus, after conversion, the dwelling shall retain substantially its original appearance as a one-family dwelling.
2. The following minimum floor area requirements shall apply:

Efficiency Unit	330 square feet
One Bedroom Unit	520 square feet
Two Bedrooms Unit	630 square feet
Three Bedrooms Unit	765 square feet
Four Bedrooms Unit	920 square feet
3. Two (2) off-street parking spaces per dwelling unit shall be provided in the rear yard.
4. There shall be a lot area of not less than 2,500 square feet for each dwelling unit.
5. Any open fire escapes or outside stairs required shall be located at the rear of the structure.
6. The structure shall meet all other applicable codes and ordinance of the Village of Parma.

SECTION 5.4 - SITE PLAN REVIEW AND APPROVAL

It is recognized by this Ordinance that there is a value to the public in establishing safe and convenient traffic movement to higher density sites, both within the site and in relation to access streets; that there is value in encouraging a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; further that there are benefits to the public in conserving natural resources. Toward this end, this Ordinance requires site plan review by the Planning Commission for certain buildings and structures that can be expected to have a significant impact on natural resources, traffic patterns, and on adjacent land usage.

5.4.1 Buildings, Structures, and Uses Requiring Site Plan:

The Zoning Inspector shall not issue a zoning compliance permit for the construction of the buildings and structures identified in this section unless a detailed site plan has been reviewed and approved by the Planning Commission and such approval is in effect.

- a. A multiple-family building containing six (6) or more dwelling units.
- b. More than one multiple-family building on a lot, parcel, or tract of land, or on a combination of lots under one ownership.
- c. A mobile home park.
- d. An office in any Residential District.
- e. Any commercial use.
- f. Any other use(s) as specified in this Ordinance.

5.4.2 Application and Fee for Site Plan Review:

Any person may file a request for a site plan review by the Planning Commission by filing with the Clerk the completed application upon the forms furnished by the Clerk and payment of a fee established by resolution of the Village of Parma Council. As an integral part of the said application, the applicant shall file at least four (4) copies of a site plan.

5.4.3 Planning Commission of Review of Site Plan:

Upon receipt of such application from the Clerk, the Planning Commission shall undertake a study of the same and shall, within thirty (30) days, approve or disapprove such site plan, advising the applicant in writing of the recommendation, including any changes or modifications in the proposed site plan as are needed to achieve conformity to the standards specified in this Ordinance.

- a. Every site plan submitted, except site plans required for uses as prescribed in subsection 5.4.4.b of this Ordinance, shall be drawn to a readable scale and shall include the following:
 1. The name of the applicant, scale used, a north arrow, the date prepared, and the name and address of the preparer if other than the applicant;

2. All property boundaries and dimensions thereof; the location and use of all existing and proposed structures;
 3. The location of all existing and proposed streets, parking lots, driveways, utilities and other improvements to be constructed or used as a part of the project;
 4. The current zoning classifications on the subject property and all adjacent property.
- b. Site plans submitted for the following uses shall be subject to the requirements of subsection 5.4.4.c.
1. The following conditional uses:
 - a. Quarries.
 - b. Travel trailer parks.
 - c. Commercially operated trails for use by motorcycles, dune buggies, snowmobiles, and similar types of vehicles.
 - d. Amusement parks.
 - e. Planned unit residential and commercial developments.
 - f. Automobile service stations.
 - g. Hotels or motels.
 - h. Junk yards.
 - i. Adaptive re-use and/or mixed use of existing structures.
 - j. Drive-in theaters.
 - k. Wireless communication facilities.
 - l. Drive-in businesses.
 - m. Automobile repair garages.

5.4.4 Required Data for Detailed Site Plan:

Every site plan submitted to the Planning Commission shall be in accordance with the following requirements:

- a. The site plan shall be of a scale not to be greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the site plan, and shall include more than one drawing where required for clarity.
- b. The property shall be identified by lot lines and location, including dimensions, angles and size, and correlated with the legal description of said property. Such plan shall further include the name and address of the property owner, developer, and designer.
- c. The site plan shall show the scale; north point; boundary dimensions; topography (at least two foot contour intervals); and natural features, such as, wood lots, streams, rivers, lakes, drains, and similar features.
- d. The site plan shall show existing man-made features, such as buildings; structures; high tension towers; pipe lines; and existing utilities, such as, water and sewer lines, excavations, bridges, culverts, drains, and easements, and shall identify adjacent properties and their existing uses.
- e. The site plan shall show the location, proposed finished floor and grade line elevations, size of proposed finished floor and grade line elevations, size of proposed principal and accessory buildings, their relation one to another and to any existing structure on the site, the height of all buildings, and square footage of floor space. Site plans for residential development shall include a density schedule showing the number of dwelling units per net acre, including a dwelling schedule showing the unit type and number of each unit type.
- f. The site plan shall show the proposed streets, driveways, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site; also, the location, size and number of parking spaces in the off-street parking area, and the identification of service lanes and service parking.
- g. The site plan shall show the proposed location, use, and size of open spaces; and the location of any landscaping, fences, or walls on the site. Any proposed alterations to the topography and other natural features shall be indicated. The site plan shall further show any proposed location of connections to existing utilities and proposed extensions thereof.

- h. A vicinity map shall be submitted showing the location of the site in relation to the surrounding street system.

5.4.5 Standards for Site Plan Review:

In reviewing the site plan, the Planning Commission shall determine that the proposed site plan is consistent with all regulations of this Ordinance. The Planning Commission shall specifically find that provisions of subsections 5.4.3 and 5.4.4 of this Ordinance, and the provisions of the zoning district have been satisfactorily met by the applicant based upon the review of the site plan.

5.4.6 Approval of Site Plan:

The Planning Commission, following its review of the site plan, may approve the site plan or deny the site plan.

If the Planning Commission approves the site plan, the clerk shall certify approval of two (2) copies of the site plan. One certified copy of the site plan shall be filed in the offices of the Village. The second certified copy shall be transmitted to the Zoning Inspector. The Zoning Inspector shall not issue a zoning compliance permit or building permit that is inconsistent with the certified site plan.

Notification shall be sent to the applicant within ten (10) days following approval.

If the application is not approved by the Planning Commission, notification of disapproval shall be sent to the applicant within ten (10) days following such action.

5.4.7 Expiration of Site Plan Certificate:

The site plan certificate shall expire, and be of no effect, three hundred sixty-five (365) days after the date of issuance thereof, unless within such time the Zoning Inspector has issued a zoning compliance permit for any proposed work authorized under a said site plan certificate.

5.4.8 Amendment, Revision of Site Plan:

A site plan, and site plan certificate, issued thereon, may be amended by the Planning Commission upon the request of the applicant. Such amendment shall be made upon application and in accordance with the procedure provided in Subsections 5.4.5 and 5.4.6 of this Ordinance. Any fees paid in connection with such application may be waived or refunded at the discretion of the Planning

Commission.

SECTION 5.5 - NONCONFORMITIES

Where within the districts established by this Ordinance, or by amendments, there exists lots, structures, and uses of land and structures which were lawful before this Ordinance was adopted or amended and which would be prohibited, regulated, or restricted under the terms of this Ordinance, or future amendment; it is the intent of this Ordinance to permit these nonconformities to continue until they are discontinued, damaged, or removed but not to encourage their survival. These nonconformities are declared by this Ordinance to be incompatible with the lots, structures, and uses permitted by this Ordinance in certain districts. It is further the intent of this Ordinance that such nonconformities shall not be enlarged, expanded, or extended except as provided herein; nor to be used as ground for adding other lots, structures, or uses prohibited elsewhere in the same district.

5.5.1 Nonconforming Uses of Land:

Where, on the date of adoption of amendment of this Ordinance, a lawful use of land exists that is no longer permissible under the provision of this Ordinance, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- a. No such nonconforming use of land shall be enlarged, expanded, or extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of this Ordinance; and no accessory use or structure shall be established therewith.
- b. No such nonconforming use of land shall be moved in whole or in part to any other portion of such land not occupied on the effective date or adoption or amendment of this Ordinance.
- c. If such nonconforming use of land ceases for any reason for a period of more than one hundred and eighty (180) consecutive days, the subsequent use of such land shall conform to the regulations and provisions set by this Ordinance for the district in which such land is located.

5.5.2 Nonconforming Structures:

Where, on the effective date of adoption or amendment of this Ordinance, a lawful structure exists that could not be built under the regulations of this Ordinance by reason of restrictions upon lot area, lot width, lot coverage, height, open spaces, or other characteristics of such structure or its location upon a lot, such structure may be continued so long as it remains otherwise

lawful subject to the following provisions:

- a. No such structure shall be enlarged, expanded, extended, or altered in a way which increases its nonconformance.
- b. Should any such structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
- c. Should any such structure be moved for any reason, of any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

5.5.3 Nonconforming Uses of Structures:

Where, on the date of adoption or amendment of this Ordinance, a lawful use of a structure exists that is no longer permissible under the regulations of this Ordinance, such use may be continued so long as it remains otherwise lawful subject to the following provisions:

- a. No nonconforming use of a structure shall be enlarged, expanded, extended, or altered except in changing the use of such structure to a use permitted in the district in which such structure is located.
- b. When a nonconforming use of a structure is discontinued or abandoned for more than one hundred and eighty (180) consecutive days, the structure shall not thereafter be used except in conformance with the regulations of the district in which it is located.
- c. Any structure devoted in whole or in part to any non-conforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing to an extent not to exceed ten (10) percent of the then current replacement value of the structure, provided that the volume of such structure or the number of families housed therein as it existed on the date of adoption or amendment of this Ordinance shall not be increased. Nothing in this Ordinance shall be deemed to prevent the strengthening or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.
- d. Should any structure containing a nonconforming use be moved, for any reason, any distance, it shall thereafter conform to the regulations of the district in which it is located.

- e. Should any structure devoted in whole or in part to any nonconforming use be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconstructed and again be devoted to any use except in conformity with the regulations of the district in which it is located.

5.5.4 Change of Tenancy or Ownership:

There may be a change of tenancy, ownership, or management of an existing nonconforming use, building, or structure; provided there is no change in the nature or character of such nonconforming use, building, or structure.

5.5.5 Nonconforming Lots:

Any lot which was lawful at the time of the effective date of adoption or amendment of this Ordinance, but does not comply with all the provisions of this Ordinance may be continued in use; provided however, the change in use of, or the location, modification, or construction of any structure on such lot shall not be permitted; except upon a variance approved by the Board of Zoning Appeals based upon a finding that such a variance is warranted, and subject to such conditions as the Board of Zoning Appeals may find necessary to provide for the public health, safety, and general welfare.

SECTION 5.6 - PERFORMANCE STANDARDS

5.6.1 Requirements:

No lot, building, or structure in any district shall be used in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining premises. Uses in all districts, where permitted, shall comply with the following performance requirements:

a. Noise:

Noise which is objectionable due to volume, frequency, or beat shall be muffled or otherwise controlled so that there is no production of sound discernable at lot lines in excess of the average intensity of street and traffic noise and the lot lines. Air-raid sirens and related apparatus used solely for public purposes shall be exempt from this requirement.

b. Vibration:

No vibration shall be permitted which is discernable without instruments

on any adjoining lot or property.

c. Smoke:

Smoke shall not be emitted with a density greater than No. 1 on the Ringleman Chart as issued by the U.S. Bureau of Mines except for blow-off periods of ten (10) minutes duration of one (1) per hour when a density of not more than No. 2 is permitted.

d. Odor:

No malodorous gas or matter shall be permitted which is offensive or as to produce a public nuisance or hazard on any adjoining lot or property.

e. Air Pollution:

No pollution of air by fly-ash, dust, vapors, or other substances shall be permitted which is harmful to health, animals, vegetation, or other property, or which can cause excessive soiling.

f. Glare:

No direct or reflected glare shall be permitted which is visible from any property or from any public street, road, or highway.

g. Erosion:

No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties, lakes, ponds, rivers, or streams.

5.6.2 Plans:

The application for a zoning compliance permit for a use subject to performance requirements shall be accompanied by a description of the machinery, process, and products; and specifications for the mechanisms and techniques to be used in meeting the performance standards.

5.6.3 Enforcement:

The Zoning Inspector may refer the application to one or more expert consultants qualified to advise as to whether a proposed use will conform to the performance standards.

The costs of such services shall be borne by the applicant, and a copy of any report shall be furnished to the applicant and the Village of Parma.

SECTION 5.7 - STORAGE OF MATERIALS

The location or storage of abandoned, discarded, unused, unusable, or inoperative vehicles, appliances, furniture, equipment, or material shall be regulated as follows:

- 5.7.1 On any lot in any agricultural district, residential district, or commercial district, the owner or tenant, but not for hire or for business, shall locate and store such materials within a completely enclosed building.
- 5.7.2 On any lot in any industrial district, the owner or tenant, whether or not for hire or for business, shall locate and store such materials within a completely enclosed building or within an area surrounded by a solid, opaque fence or wall at least seven (7) feet in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for buildings permitted in said districts.
- 5.7.3 Nothing in the Ordinance shall permit the storage or parking of any vehicle or non-permanent structure within the required front yard of any lot within a residential district, except that the parking of a passenger vehicle on a driveway located on private property shall not be prohibited.

SECTION 5.8 - MOBILE HOMES AND TRAVEL TRAILERS

- 5.8.1 No mobile home shall be used other than as a single-family dwelling and in a duly licensed Mobile Home Park except a mobile home may be used as a temporary field office provided it is certified as such by the Zoning Inspector.
- 5.8.2 The Zoning Inspector shall have authority to grant a permit for the temporary occupancy of mobile homes on any lot in a residential district subject to the following conditions.
 - a. During the period of construction of a new permanent dwelling, but not to exceed a period of twelve (12) consecutive months, the owner of such permanent dwelling premises, and member of such owner's immediate family, shall be permitted to occupy as a temporary residence one mobile home situated at such construction site provided that such owner intends to occupy as a residence such dwelling upon completion of its construction.
 - b. Such mobile home shall not be located between the established setback line and the public right-of-way line of such premises.

- c. The mobile home shall contain sleeping accommodations, a flush toilet, and a tub or shower bath adequate to serve the occupants thereof.
- d. The sanitary facilities of the mobile home for the disposal of sewage and waste shall be properly connected to the central sewerage system available at such premises and in case such system is not there available, then properly connected to the existing septic tank sewage disposal system which is approved by the Jackson County Health Department for the permanent dwelling to be constructed thereat.

5.8.3 No travel trailer shall be used as a dwelling except for a period not to exceed two (2) weeks and in a duly licensed travel trailer park, or as a temporary dwelling for a period not to exceed one week provided such travel trailer is situated on a parcel of land upon which is located a dwelling with water and sanitary facilities accessible to the travel trailer occupants and certified by the Zoning Inspector.

SECTION 5.9 - VISIBILITY AT INTERSECTIONS

On any corner lot in any zoning district requiring front and side yards, no fence, wall, hedge, screen, sign, structure, vegetation, or planting shall be allowed to impede vision between a height of three (3) feet and eight (8) feet above the centerline grades within the triangular area formed by the intersecting street right-of-way lines and a straight line joining the two (2) street lines at points which are thirty (30) feet distant from the point of intersection, measured along the street right-of-way line.

SECTION 5.10 - ACCESS TO PUBLIC STREETS

- 5.10.1 In any residential district, commercial district, and industrial district, every use, building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street.
- 5.10.2 In the agriculture and open space district every use building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public or private easement of access to a public street.
- 5.10.3 In the agriculture and open space district, a private road that serves more than one (1) dwelling unit, or more than one (1) commercial or industrial activity shall be constructed to Jackson County Road Commission standards. Bituminous surface shall be required when more than four (4) dwelling units or more than four (4) commercial or industrial activities are served.

SECTION 5.11 - HOME OCCUPATION

A home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes. The following additional conditions shall be observed:

- 5.11.1 Such home occupation shall be carried on within the dwelling or within a building accessory thereto and entirely by the inhabitants thereof.
- 5.11.2 No article shall be sold or offered for sale on the premises except such as is provided incidental to the service or profession conducted within the dwelling or accessory building.
- 5.11.3 There will be no exterior storage of materials or equipment.

SECTION 5.12 - FENCES

Fences in all districts which enclose property shall not exceed six (6) feet in height, measured from the surface of the ground. Said fences shall not extend toward the front of the lot nearer than the front of the dwelling or the required minimum front yard, whichever is greater.

SECTION 5.13 - TEMPORARY USE

Circuses, carnivals, or other transient enterprises may be permitted in any district, upon approval by the Board of Appeals based on finding that the location of such an activity will not adversely affect adjoining properties, nor adversely affect public health, safety, or general welfare.

SECTION 5.14 - ESSENTIAL SERVICES

- 5.14.1 Nothing in this Ordinance shall prohibit the provision of essential services, provided the installation of such service does not violate any other applicable provision of this Ordinance.
- 5.14.2 Nothing in this section shall be construed to permit the erection, construction, or enlargement of any building, tower, or maintenance depot for provision of an essential service except as otherwise permitted in this Ordinance.

SECTION 5.15 - CURB CUTS AND DRIVEWAYS

Curb cuts and driveways may be located only upon approval by the Zoning Inspector and such other county and state authorities as required by law; provided, however, such approval shall not be given where such curb cuts and driveways shall unnecessarily increase traffic hazards.

ARTICLE VI

ADMINISTRATION OF THE ORDINANCE

SECTION 6.1 - PURPOSE

It is the purpose of this Article to provide the procedures for the administration of this Ordinance, issuance of permits, inspection of properties, collection of fees, handling of violators, and enforcement of the provisions of this Ordinance and amendments thereto.

SECTION 6.2 - ADMINISTRATION

Except when herein otherwise stated, the provisions of this Ordinance shall be administered by the Zoning Inspector or by such deputies of his department as the Village Council may designate to enforce the provisions of this Ordinance.

SECTION 6.3 - DUTIES OF ZONING INSPECTOR

The Zoning Inspector shall have the power to grant zoning compliance permits and certificates of occupancy and to make inspections of buildings or premises necessary to carry out duties in the enforcement of this Ordinance. It shall be unlawful for the Zoning Inspector to approve plans or issue any permits or certificates of occupancy for any excavation or construction until such plans have been inspected in detail and found to conform with this Ordinance, nor shall the Zoning Inspector vary or change any terms of this Ordinance.

If the Zoning Inspector shall find that any of the provisions of this Ordinance are being violated, the Inspector shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. The Zoning Inspector shall order discontinuance of illegal use of any lot or structures; removal of illegal structures, or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with or to prevent violation of its provisions.

The Zoning Inspector shall submit to the Planning Commission and the Village Council quarterly reports fully explaining the type of nature and extent of violations of this Ordinance; and the type and nature of non-conforming uses, buildings, and structures. The Zoning Inspector shall maintain a record of all zoning compliance permits and certificates of occupancy.

SECTION 6.4 - ZONING COMPLIANCE PERMITS

6.4.1 Issuance of Zoning Compliance Permits:

No building or structure, or part thereof, shall hereafter be located, erected, constructed, reconstructed, altered, converted, enlarged or moved; nor shall any change be made in the use of any building, structure, or land without a zoning compliance permit having been obtained from the Zoning Inspector for such building, structure, or land. A zoning compliance application shall be filled out and submitted to the Zoning Inspector.

The Zoning Inspector shall require that all applications for zoning compliance permits shall be accompanied by plans and specifications including a plot plan in duplicate, drawn to scale, showing the following information:

- a. The actual dimensions and shape of the lot to be built upon; and
- b. The exact size and location of existing structures on the lot, if any; and
- c. The location and dimensions of the proposed structure or alteration.

One (1) copy of the plans shall be returned to the applicant by the Zoning Inspector after such copy has been approved or disapproved, and attested to same by the Zoning Inspector's signature on such copy. The Zoning Inspector shall retain the original copy, similarly marked, for the official Village record. Whenever the buildings, structures, and uses as set forth in the application are in conformity with the provisions of this Ordinance, the Zoning Inspector shall issue the applicant a zoning compliance permit within ten (10) days of the filing thereof. Where action of the Board of Appeals or the Planning Commission is required in any case, as set forth in this Ordinance, the Zoning Inspector shall issue such permit promptly following such action.

6.4.2 Voiding of Zoning Compliance Permit:

Any zoning compliance permit granted under this Ordinance shall become null and void and fees forfeited unless construction and/or use is completed within five hundred forty-five days (545) days of the date of issuance. A zoning compliance permit shall be renewable upon reapplication and upon payment of the fee, subject however, to the provisions of all ordinances in effect at the time of renewal.

SECTION 6.5 - CERTIFICATE OF OCCUPANCY, FINAL INSPECTION

6.5.1 Issuance of Certificate of Occupancy:

No building or structure, or part thereof, shall be occupied by or used for any use for which a zoning compliance permit is required by this Ordinance unless and until a certificate of occupancy shall have been issued for such use. The

holder of a zoning compliance permit for the reconstruction, erection, or moving of any building, structure or part thereof, or for the establishment of a use, shall make application to the Zoning Inspector immediately upon the completion of the work authorized by the zoning compliance permit for a final inspection.

A certificate of occupancy shall be issued by the Zoning Inspector within five (5) days after receipt of such application if it is found that the building or structure, or part thereof, is in accordance with the provisions of this Ordinance.

6.5.2 Voiding of Certificate of Occupancy:

Any certificate of occupancy granted under this Ordinance shall become null and void if such use, building, or structure for which said certificate was issued are found by the Zoning Inspector to be in violation of this Ordinance. The Zoning Inspector upon finding such violation shall immediately notify the Village Council of said violation and void the certificate of occupancy.

SECTION 6.6 - FEES, CHARGES, AND EXPENSES

The Village Council shall establish a schedule of fees, charges and expenses and a collection procedure for zoning compliance permits, certificates of occupancy, appeals and other matters pertaining to the Ordinance. The schedule of fees shall be posted in the office of the Zoning Inspector, and may be altered or amended only by the Village Council. No permit, certificate, conditional use approval, or variance shall be issued unless or until such costs, charges, fees, or expenses listed in this Ordinance have been paid in full, nor shall any action be taken on proceedings before the Board of Appeals, unless or until preliminary charges and fees have been paid in full.

SECTION 6.7 - VIOLATIONS AND PENALTIES: NUISANCE PER SE: ABATEMENT

Uses of land and dwellings, buildings, or structures including tents and trailer coaches used, erected, altered, razed, or converted in violation of any provision of this Ordinance are hereby declared to be a nuisance per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, trailer coach or land shall be adjudged guilty of maintaining a nuisance per se. Anyone violating the provisions of this Ordinance shall upon conviction thereof, be subject to a fine of not more than five hundred (\$500.00) dollars and the costs of prosecution thereof, by imprisonment in the County Jail for a period not to exceed thirty (30) days, or both. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

ARTICLE VII

BOARD OF APPEALS

SECTION 7.1 - BOARD OF APPEALS ESTABLISHED

There is hereby established a Board of Appeals, which shall perform its duties and exercise its powers as provided in Act 207 of 1943, the City and Village Zoning Act of the Public Acts of 1943, as amended, in such a way that the objectives of this Ordinance shall be observed, the public health and safety secured, and substantial justice done.

SECTION 7.2 - DUTIES OF THE BOARD OF APPEALS

The Board of Appeals shall hear and decide only such matters as the Board of Appeals is specifically authorized to pass on as provided in this Ordinance. The Board of Appeals shall not have the power to alter or change the zoning districts classification of any property; nor to make any changes in the terms of this Ordinance; but does have the power to authorize a variance as defined in this Ordinance, to act on those matters where this Ordinance may require an interpretation, and to issue a temporary use permit when authorized by this Ordinance.

SECTION 7.3 - VARIANCE

The Board of Appeals may authorize, upon an appeal, a variance from the strict applications of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape, or contour of a specific tract of land at the time of enactment of this Ordinance or by reasons of exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property. No variance shall be granted to permit the establishment within a district of any use which is excluded or for which a conditional use permit is required.

A variance from the terms of this Ordinance shall not be granted by the Board of Appeals unless and until:

- A. A written application for a variance is submitted, demonstrating the following:
 - 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure, or buildings in the same district.
 - 2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in

the same district under the terms of this Ordinance.

3. That the special conditions and circumstances do not result from the actions of the applicant.
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
 5. That no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
- B. The Board of Appeals shall determine that the requirements of the Ordinance have been met by the applicant for a variance.
- C. The Board of Appeals shall determine that the reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- D. The Board of Appeals shall determine that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
- E. In granting any variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance.
- F. Each variance granted under the provisions of this Ordinance shall become null and void unless:
1. The construction authorized by such variance or permit has been commenced within one hundred eighty (180) days after the granting of such variance and pursued diligently to completion; or
 2. The occupancy of land or buildings authorized by such variance has taken place within one hundred eighty (180) days after the granting of such variance.
- G. No application for a variance has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of three hundred sixty-five (365) days

from such denial, except on grounds of new evidence or proof of changed conditions found by the Board of Appeals to be valid.

SECTION 7.4 - RESERVED

SECTION 7.5 - INTERPRETATION OF ZONING ORDINANCE

The Board of Appeals shall hear and decide appeals where it is alleged by the applicant there is an error in any order, requirement, permit, decision, or refusal made by the Zoning Inspector or any other administrative official in carrying out or enforcing any provisions of this Ordinance including interpretations of the Zoning Map.

SECTION 7.6 - APPEALS TO THE BOARD OF APPEALS

7.6.1 Appeals, How Taken:

Appeal from the administrative ruling of the Zoning Inspector or the Village Council concerning the enforcement of the provisions of this Ordinance may be made to the Board of Appeals within such time as shall be prescribed by the Board of Appeals by general rule, by the filing with the officer from whom the appeal is taken. This officer shall forthwith transmit to the Board of Appeals all the papers constituting the record upon which the action appealed was taken.

7.6.2 Who May Appeal:

Appeals to the Board of Appeals may be taken by any person aggrieved or by any officer, department, board, agency, or bureau of any Township, Village, City, County, or State.

7.6.3 Fee for Appeal:

A fee prescribed by the Village Council shall be paid to the Board of Appeals at the time of filing the notice of appeal which the Board of Appeals shall pay over, within thirty (30) days after deciding any appeal, to the General Fund of the Village Council.

7.6.4 Effect of Appeal; Restraining Order:

An appeal stays all proceedings in furtherance of the action appealed unless the officer from whom the appeal is taken certifies to the Board of Appeals, after the notice of appeal shall have been filed, that by reason of facts stated in the certificate, a stay would, in the opinion of the officer, cause imminent peril to life or property, in which case proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Appeals or by the

Circuit Court, on application, of notice to the officer from whom the appeal is taken and on due cause shown.

7.6.5 Notice of Hearing:

When a request for an appeal has been filed in proper form with the Board of Appeals, the Board of Appeals' Secretary or Village Council Clerk shall immediately place the request for appeal upon the calendar for hearing, and cause notice, stating the time, place, and object of the hearing to be served personally or by registered return receipt mail at least ten (10) days prior to the date of such hearing, upon the party or parties making the request for appeal.

7.6.6 Representation of Hearing:

Upon the hearing, any party or parties may appear in person or by agent or attorney.

7.6.7 Decisions of the Board of Appeals and Appeals to the Circuit Court:

The Board of Appeals shall decide upon all matters within a reasonable time and may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Zoning Inspector or Village Council from whom the appeal is taken. The Board of Appeals' decision of such appeals shall be in the form of a resolution containing a full record of the findings and determination of the Board of Appeals in each particular case. Any person having an interest affected by such resolution shall have the right to appeal to the Circuit Court on question of law and fact.

ARTICLE VIII

AMENDMENT PROCEDURES

SECTION 8.1 - INITIATING AMENDMENTS AND FEE

The Village Council may, from time to time, on recommendation from the Planning Commission on its own motion amend, modify, supplement, or revise the district boundaries or the provisions and regulations herein established whenever the public necessity and convenience and the general welfare require such amendment. Said amendment may be initiated by resolution of the Village Council, the Planning Commission, or by petition of one or more owners of property to be affected by the proposed amendment. Except for the Village Council or the Planning Commission, the petitioner requesting an amendment shall at the time of application pay the fee established by resolution of the Village Council, no part of which shall be returnable to the petitioner.

SECTION 8.2 - AMENDMENT PROCEDURES

The procedure for making amendments to this Ordinance shall be in accordance with Act 207 of the Public Acts of 1921, as amended for Villages and Cities.

SECTION 8.3 - CONFORMANCE TO COURT DECREE

Any amendment for the purpose of conforming a provision thereof to the decree of a court of competent jurisdiction shall be adopted by the Village of Parma and the amendments published without referring the same to any other board or agency.

ARTICLE IX
LEGAL STATUS

SECTION 9.1 - CONFLICT WITH OTHER LAWS

Conflicting laws of a more restrictive nature are not affected or repealed by this Ordinance. The provisions of this Ordinance shall be considered as minimum. Conflicting laws of a less restrictive nature, or those conflicting in other ways than degrees or restrictiveness, are hereby repealed.

This Ordinance is not intended to abrogate or annul any easement, covenant, or other private agreement provided that where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement that such easement, covenant, or other private agreement, the provision of this Ordinance shall govern.

SECTION 9.2 - VALIDITY AND SEVERABILITY CLAUSE

If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance not included in said ruling. If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot, district, use, building, or structure, such ruling shall not affect the application of said provision to any other land, parcel, lot, district, use, building, or structure not specifically included in said ruling.

SECTION 9.3 - PERIOD OF EFFECTIVENESS

This Ordinance shall remain in full force and effect henceforth unless repealed.

SECTION 9.4 - REPEAL OF ORDINANCE

The “Zoning Ordinance of the Village of Parma, Michigan” adopted on July 28, 1980, and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

SECTION 9.5 - EFFECTIVE DATE

This Ordinance was adopted by the Village Council of Parma, Jackson County, Michigan, at a meeting held on _____, and notice ordered published in Jackson Citizen Patriot, a newspaper having general circulation in said Village of Parma.

Date: _____

Supervisor or Mayor

Date: _____

Clerk

Effective Date: _____