

**COURTLAND TOWNSHIP ZONING ORDINANCE
TABLE OF CONTENTS**

Page No.

| | | |
|------------------|--|------------|
| CHAPTER 1 | DEFINITIONS..... | 1-1 |
| SECTION 1.01 | RULES APPLYING TO TEXT..... | 1-1 |
| SECTION 1.02 | DEFINITIONS – A..... | 1-1 |
| SECTION 1.03 | DEFINITIONS – B..... | 1-3 |
| SECTION 1.04 | DEFINITIONS - C..... | 1-4 |
| SECTION 1.05 | DEFINITIONS - D..... | 1-4 |
| SECTION 1.06 | DEFINITIONS - E..... | 1-5 |
| SECTION 1.07 | DEFINITIONS - F..... | 1-5 |
| SECTION 1.08 | DEFINITIONS - G..... | 1-7 |
| SECTION 1.09 | DEFINITIONS – H..... | 1-7 |
| SECTION 1.10 | DEFINITIONS – I..... | 1-7 |
| SECTION 1.11 | DEFINITIONS - J..... | 1-7 |
| SECTION 1.12 | DEFINITIONS - K..... | 1-8 |
| SECTION 1.13 | DEFINITIONS - L..... | 1-8 |
| SECTION 1.14 | DEFINITIONS - M..... | 1-9 |
| SECTION 1.15 | DEFINITIONS - N..... | 1-10 |
| SECTION 1.16 | DEFINITIONS - O..... | 1-11 |
| SECTION 1.17 | DEFINITIONS - P..... | 1-12 |
| SECTION 1.18 | DEFINITIONS - R..... | 1-12 |
| SECTION 1.19 | DEFINITIONS - S..... | 1-13 |
| SECTION 1.20 | DEFINITIONS – T AND U..... | 1-15 |
| SECTION 1.21 | DEFINITIONS - V..... | 1-15 |
| SECTION 1.22 | DEFINITIONS - W..... | 1-15 |
| SECTION 1.23 | DEFINITIONS - Y..... | 1-15 |
| SECTION 1.24 | DEFINITIONS - Z..... | 1-16 |
| | | |
| CHAPTER 2 | GENERAL PROVISIONS..... | 2-1 |
| SECTION 2.01 | AREA, HEIGHT AND USE CONDITIONS AND EXCEPTIONS..... | 2-1 |
| SECTION 2.02 | REQUIRED YARDS OR LOTS..... | 2-2 |
| SECTION 2.03 | PRINCIPAL USE OR MAIN BUILDING ON A LOT..... | 2-2 |
| SECTION 2.04 | DOUBLE FRONTAGE LOTS..... | 2-3 |
| SECTION 2.05 | MEASUREMENTS OF LOT WIDTH FOR CUL-DE- SACS; MAINTENANCE OF LOT WIDTH..... | 2-3 |
| SECTION 2.06 | ADDITIONAL SETBACKS FOR STRUCTURES ADJACENT TO TRIBUTARIES OF THE ROGUE RIVER..... | 2-3 |
| SECTION 2.07 | PROJECTIONS INTO YARDS..... | 2-4 |
| SECTION 2.08 | CLEAR VISION CORNERS..... | 2-5 |

| | | |
|---------------|---|------|
| SECTION 2.09 | CONTROL OF HEAT, GLARE, FUMES, DUST, NOISE, VIBRATION AND ORDERS. | 2-5 |
| SECTION 2.10 | TEMPORARY USES OR STRUCTURES REQUIRING ZONING ADMINISTRATOR AUTHORIZATION. | 2-5 |
| SECTION 2.11 | ACCESSORY USES. | 2-6 |
| SECTION 2.12 | ACCESSORY BUILDINGS. | 2-7 |
| SECTION 2.13 | FENCES. | 2-10 |
| SECTION 2.14 | SWIMMING POOLS. | 2-10 |
| SECTION 2.15 | HOME OCCUPATIONS. | 2-11 |
| SECTION 2.16 | RESIDENTIAL GENERALLY. | 2-11 |
| SECTION 2.17 | MECHANICAL APPURTENANCES. | 2-11 |
| SECTION 2.18 | DISH ANTENNA. | 2-12 |
| SECTION 2.19 | ESSENTIAL PUBLIC SERVICE EQUIPMENT. | 2-12 |
| SECTION 2.20 | GOVERNMENTAL IMPROVEMENTS. | 2-12 |
| SECTION 2.21 | HEALTH DEPARTMENT APPROVAL. | 2-12 |
| SECTION 2.22 | RESERVED. | 2-13 |
| SECTION 2.23 | RESERVED. | 2-13 |
| SECTION 2.24 | NONCONFORMING USES, BUILDINGS OR STRUCTURES. | 2-13 |
| SECTION 2.25 | KEEPING OF ANIMALS AND PETS. | 2-16 |
| SECTION 2.26 | MINIMUM REQUIREMENTS FOR DWELLINGS OUTSIDE MANUFACTURED HOUSING COMMUNITIES. | 2-17 |
| SECTION 2.27 | RIPARIAN ACCESS. | 2-19 |
| SECTION 2.28 | RESERVED. | 2-19 |
| SECTION 2.29 | SEE 2.291-2.298 BELOW. | 2-19 |
| SECTION 2.291 | PRIVATE STREETS. | 2-19 |
| SECTION 2.292 | SPECIAL LAND USE APPROVAL FOR NEW PRIVATE STREETS. | 2-21 |
| SECTION 2.293 | APPLICATION FOR APPROVAL FOR PRIVATE STREET. | 2-22 |
| SECTION 2.294 | DESIGN REQUIREMENTS. | 2-23 |
| SECTION 2.295 | DRIVEWAYS. | 2-25 |
| SECTION 2.296 | EXISTING PRIVATE STREETS. | 2-26 |
| SECTION 2.297 | MAINTENANCE AND REPAIRS. | 2-27 |
| SECTION 2.298 | ADMINISTRATION. | 2-27 |
| SECTION 2.30 | CONSTRUCTION SITE ACCESS. | 2-28 |
| SECTION 2.31 | STORAGE OF RECREATION EQUIPMENT. | 2-28 |
| SECTION 2.32 | STORAGE AND REPAIR OF VEHICLES. | 2-29 |
| SECTION 2.33 | EXTERIOR LIGHTING. | 2-30 |
| SECTION 2.34 | USES NOT OTHERWISE INCLUDED IN DISTRICT. | 2-30 |
| SECTION 2.35 | ARTIFICIAL BODIES OF WATER. | 2-31 |
| SECTION 2.36 | WIND ENERGY SYSTEMS. | 2-35 |
| SECTION 2.37 | SPECIFIC STANDARDS FOR MEDICAL MARIHUANA ENTERPRISE. | 2-43 |
| SECTION 2.38 | FARM BUILDINGS. | 2-49 |

| | | |
|-------------------|---|------------|
| CHAPTER 3 | MAPPED DISTRICTS..... | 3-1 |
| SECTION 3.01 | DISTRICTS. | 3-1 |
| SECTION 3.02 | ZONING MAP..... | 3-1 |
| SECTION 3.03 | AREAS NOT INCLUDED WITHIN A DISTRICT. | 3-2 |
| CHAPTER 4 | R-R RURAL RESIDENTIAL DISTRICT | 4-1 |
| SECTION 4.01 | DESCRIPTION AND PURPOSE. | 4-1 |
| SECTION 4.02 | PERMITTED USES. | 4-1 |
| SECTION 4.03 | SPECIAL LAND USES. | 4-2 |
| SECTION 4.04 | DISTRICT REGULATIONS..... | 4-2 |
| CHAPTER 5 | R-1 SINGLE FAMILY RESIDENTIAL DISTRICT | 5-1 |
| SECTION 5.01 | DESCRIPTION AND PURPOSE. | 5-1 |
| SECTION 5.02 | USES PERMITTED BY RIGHT. | 5-1 |
| SECTION 5.03 | SPECIAL LAND USES. | 5-1 |
| SECTION 5.04 | DISTRICT REGULATIONS..... | 5-2 |
| CHAPTER 6 | R-2TWO FAMILY AND MULTIPLE FAMILY RESIDENTIAL DISTRICT | 6-1 |
| SECTION 6.01 | DESCRIPTION AND PURPOSE. | 6-1 |
| SECTION 6.02 | USES PERMITTED BY RIGHT. | 6-1 |
| SECTION 6.03 | SPECIAL LAND USES. | 6-1 |
| SECTION 6.04 | DISTRICT REGULATIONS..... | 6-2 |
| CHAPTER 7 | REPEALED..... | 7-1 |
| CHAPTER 7A | LC – LIGHT COMMERCIAL DISTRICT | 1 |
| SECTION 7A.01 | DESCRIPTION AND PURPOSE. | 1 |
| SECTION 7A.02 | PERMITTED USES. | 1 |
| SECTION 7A.03 | RESERVED..... | 1 |
| SECTION 7A.04 | SITE DEVELOPMENT REQUIREMENTS..... | 2 |
| CHAPTER 7B | C – GENERAL COMMERCIAL DISTRICT | 1 |
| SECTION 7B.01 | DESCRIPTION AND PURPOSE. | 1 |
| SECTION 7B.02 | PERMITTED USES. | 1 |
| SECTION 7B.03 | SPECIAL LAND USES. | 2 |
| SECTION 7B.04 | SITE DEVELOPMENT REQUIREMENTS..... | 2 |
| CHAPTER 8 | LI – LIGHT INDUSTRIAL DISTRICT..... | 8-1 |
| SECTION 8.01 | DESCRIPTION AND PURPOSE. | 8-1 |
| SECTION 8.02 | PERMITTED USES. | 8-1 |
| SECTION 8.03 | SPECIAL LAND USES. | 8-2 |
| SECTION 8.04 | SITE DEVELOPMENT REQUIREMENTS..... | 8-2 |
| CHAPTER 9 | PLANNED UNIT DEVELOPMENTS | 9-1 |
| SECTION 9.01 | DESCRIPTION AND PURPOSE. | 9-1 |
| SECTION 9.02 | QUALIFYING CONDITIONS. | 9-1 |
| SECTION 9.03 | REVIEW PROCEDURES..... | 9-2 |

| | | |
|-------------------|--|-------------|
| SECTION 9.04 | PERMITTED USES. | 9-5 |
| SECTION 9.05 | SITE DEVELOPMENT REQUIREMENTS. | 9-5 |
| SECTION 9.06 | APPROVAL STANDARDS. | 9-11 |
| SECTION 9.07 | RECREATIONAL TRAILS. | 9-11 |
| CHAPTER 9A | PLANNED UNIT DEVELOPMENTS | 1 |
| SECTION 9A.01 | DESCRIPTION AND PURPOSE. | 1 |
| SECTION 9A.02 | QUALIFYING CONDITIONS. | 1 |
| SECTION 9A.03 | REVIEW PROCEDURES. | 2 |
| SECTION 9A.04 | PERMITTED USES. | 2 |
| SECTION 9A.05 | SITE DEVELOPMENT REQUIREMENTS. | 2 |
| SECTION 9A.06 | APPROVAL STANDARDS. | 4 |
| SECTION 9A.07 | RECREATIONAL TRAILS. | 4 |
| CHAPTER 10 | MHC – MANUFACTURED HOUSING COMMUNITY DISTRICT | 10-1 |
| SECTION 10.01 | DESCRIPTION AND PURPOSE. | 10-1 |
| SECTION 10.02 | PERMITTED USES. | 10-1 |
| SECTION 10.03 | SPECIAL LAND USES. | 10-1 |
| SECTION 10.04 | MANUFACTURED HOUSING COMMUNITY DESIGN REQUIREMENTS. | 10-1 |
| SECTION 10.05 | MANUFACTURED HOMES WITHIN MANUFACTURED HOUSING COMMUNITIES; OPERATION OF COMMUNITIES. | 10-10 |
| SECTION 10.06 | REVIEW AND APPROVAL OF PRELIMINARY MANUFACTUR-ED HOUSING COMMUNITY PLANS. .. | 10-12 |
| CHAPTER 11 | SITE PLAN REVIEW..... | 11-1 |
| SECTION 11.01 | PURPOSE. | 11-1 |
| SECTION 11.02 | SITE PLANS REVIEWED..... | 11-1 |
| SECTION 11.03 | APPLICATION PROCEDURES. | 11-2 |
| SECTION 11.04 | REVIEW PROCEDURES. | 11-3 |
| SECTION 11.05 | FINAL SITE PLAN REVIEW. | 11-4 |
| SECTION 11.06 | SITE PLAN REVIEW STANDARDS. | 11-5 |
| SECTION 11.07 | APPROVED SITE PLANS. | 11-7 |
| SECTION 11.08 | ACT 177 CLUSTER DEVELOPMENT PURPOSE AND INTENT. | 11-8 |
| SECTION 11.09 | QUALIFYING CONDITIONS. | 11-8 |
| SECTION 11.10 | USES PERMITTED. | 11-9 |
| SECTION 11.11 | SPECIAL APPLICATION AND REVIEW PROCEDURES..... | 11-9 |
| SECTION 11.12 | STANDARDS OF REVIEW..... | 11-11 |
| SECTION 11.13 | RECREATIONAL TRAILS. | 11-14 |
| CHAPTER 12 | SPECIAL LAND USES; PERFORMANCE STANDARDS FOR SPECIFIC PERMITTED USES | 12-1 |
| SECTION 12.01 | PURPOSE. | 12-1 |
| SECTION 12.02 | APPLICATION AND REVIEW PROCEDURES. | 12-1 |

| | | |
|-------------------|--|-------------|
| SECTION 12.03 | BASIS OF DETERMINATION | 12-2 |
| SECTION 12.04 | APPROVAL TERM AND EXPIRATION | 12-3 |
| SECTION 12.05 | REVOCATION OF SPECIAL LAND USE APPROVAL. | 12-4 |
| SECTION 12.06 | EXISTING SPECIAL EXCEPTIONS. | 12-4 |
| SECTION 12.07 | SPECIFIC SPECIAL LAND USE STANDARDS; PERFORMANCE STANDARDS FOR SELECTED PERMITTED USES. | 12-4 |
| CHAPTER 13 | DISTRICT REGULATIONS - PARKING AND SIGNS..... | 13-1 |
| SECTION 13.01 | PARKING – GENERAL REQUIREMENTS. | 13-1 |
| SECTION 13.02 | PARKING LOT DESIGN STANDARDS. | 13-2 |
| SECTION 13.03 | OFF-STREET PARKING REQUIREMENTS. | 13-2 |
| SECTION 13.04 | OFF-STREET LOADING REQUIREMENTS. | 13-4 |
| SECTION 13.05 | SIGNS – INTENT | 13-5 |
| SECTION 13.06 | SIGNS – DEFINITIONS. | 13-5 |
| SECTION 13.07 | GENERAL SIGN PROVISIONS. | 13-7 |
| SECTION 13.08 | EXEMPTED SIGNS | 13-8 |
| SECTION 13.09 | NONCONFORMING SIGNS, ILLEGAL SIGNS, ILLEGAL SIGNS, AND SIGNS ACCESSORY TO NONCONFORMING USES. | 13-9 |
| SECTION 13.10 | SIGNS – UNITS OF MEASUREMENT | 13-9 |
| SECTION 13.11 | SIGN REGULATIONS APPLICABLE TO ALL DISTRICTS. | 13-10 |
| SECTION 13.12 | DISTRICT SIGN REGULATIONS. | 13-12 |
| CHAPTER 14 | ZONING BOARD OF APPEALS..... | 14-1 |
| SECTION 14.01 | CREATION AND MEMBERSHIP | 14-1 |
| SECTION 14.02 | JURISDICTION. | 14-2 |
| SECTION 14.03 | PROCEDURE ON APPEAL | 14-2 |
| SECTION 14.04 | STANDARDS OF REVIEW | 14-2 |
| SECTION 14.05 | DECISIONS OF THE ZONING BOARD OF APPEALS. | 14-4 |
| SECTION 14.06 | RESUBMISSION. | 14-5 |
| SECTION 14.07 | STAY OF PROCEEDINGS. | 14-6 |
| CHAPTER 15 | ADMINISTRATION AND ENFORCEMENT..... | 15-1 |
| SECTION 15.01 | ZONING ADMINISTRATOR. | 15-1 |
| SECTION 15.02 | DUTIES OF THE ZONING ADMINISTRATOR. | 15-1 |
| SECTION 15.03 | ZONING COMPLIANCE AND BUILDING PERMITS. | 15-1 |
| SECTION 15.04 | CERTIFICATE OF OCCUPANCY. | 15-2 |
| SECTION 15.05 | ZONING ORDINANCE AMENDMENTS. | 15-3 |
| SECTION 15.06 | SCHEDULE OF FEES. | 15-4 |
| SECTION 15.07 | PENALTIES. | 15-4 |
| SECTION 15.08 | PERFORMANCE GUARANTEES. | 15-5 |
| SECTION 15.09 | NOTICE REQUIREMENTS. | 15-5 |
| CHAPTER 16 | TITLE, PURPOSE, SCOPE AND LEGAL BASIS..... | 16-1 |
| SECTION 16.01 | TITLE. | 16-1 |

| | | |
|---------------|---------------------|------|
| SECTION 16.02 | PURPOSE..... | 16-1 |
| SECTION 16.03 | SCOPE..... | 16-1 |
| SECTION 16.04 | LEGAL BASIS..... | 16-1 |
| SECTION 16.05 | REPEAL..... | 16-2 |
| SECTION 16.06 | SEVERABILITY..... | 16-2 |
| SECTION 16.07 | EFFECTIVE DATE..... | 16-2 |