

Replace existing Section 5 with:

Section 5 A-1 Agricultural District

5.1 Purpose: The Agricultural District is established for the following purposes:

- To protect agricultural land from the encroachment of incompatible land uses
- To preserve Class 1 and Class 2 agricultural land, as defined in Soils Survey of Greene County, Ohio
- To preserve and protect the land necessary for the continuation of agricultural uses in the township
- To meet the needs of a healthy agricultural community

Lands within the township that are used for agricultural production may cause inconvenience and or discomfort to residents. Miami Township recognizes the "right to farm" provisions within the Ohio Revised Code.

5.2 Principal Permitted Uses:

5.201 Agriculture

5.202 Single-family dwelling

5.2021 Height Regulations: No structure except agricultural structures shall exceed 2 ½ stories or 35 feet in height, except as hereinafter provided.

5.2022 Area, Frontage and Yard Requirements: The following minimum requirements shall be observed except by agricultural uses and as hereinafter provided.

5.2023 Minimum Lot Areas: 3 acres

5.2024 Minimum Lot Frontage: 300 continuous feet

5.2025 Front Yard Depth: The front yard depth shall not be less than 55 feet measured from the front line or 85 feet measured from the centerline of the right-of-way the lot abuts, whichever is greater.

5.2026 Side Yard Widths: The least side yard width shall not be less than 20 feet and the combined width of both side yards shall not be less than 50 feet.

5.2027 Rear Yard Depth: The rear yard shall not be less than 60 feet.

5.203 Home Occupations

5.204 Agritourism

5.2041 All operations hereunder must meet the definition of Agritourism in Section 2.204 and the applicant must provide evidence of these standards.

5.2042 Site Plan: The applicant must provide a site plan which indicates:

- The land and buildings (both existing and new) to be used for agritourism
- All septic systems, wells, driveways and parking areas within the area used for agritourism
- All residences and property boundaries in and within 250 feet of the proposed land and buildings

5.2043 Ingress and Egress: The proposed Agritourism must have ingress and egress to a public road which has been reviewed and found satisfactory by Miami Township Fire and Rescue, must not compromise roadway drainage, and shall be approved in number and location based on traffic safety and optimal sight distance based on the posted speed limits. An on-site turn around shall be provided such that no vehicle will back out onto a traveled roadway.

5.2044 Parking: Sufficient parking area(s) must be provided so that no on street parking is used.

5.2045 Set Backs for all areas used by agritourism:

Activities taking place between 9 AM and 9 PM:

Front 25 feet

Side 15 feet from any residential lot line or residence, whichever is closer

Rear 40 feet from any residential lot line or residence, whichever is closer

Activities taking place between 9 PM and 9 AM:

Front 25 feet

Side and rear 250 feet from any residential lot line or residence, whichever is closer, however parking and drives need be only 200 feet from any residential lot line or residence, whichever is closer.

5.2046 Building Size: No building taller than 35 feet may be used for agritourism.

5.3 Conditional Uses:

5.301 Churches and parish houses

5.3011 The same restrictions that apply to single family dwellings (5.2021-5.2027) shall apply.

5.302 Private and publicly owned non-commercial recreation areas, uses and facilities, including country clubs, swimming pools and golf courses, forests and wild life preserves, and similar areas and uses.

5.3021 The same restrictions that apply to single family dwellings (5.2021-5.2027) shall apply.

5.303 Private, grass airstrips

5.304 Agricultural Service Establishments located on lots of at least 10 acres with the following conditions:

5.3041 Agricultural Service Establishment is defined in Section 2.203 and cannot have more than (4) employees.

5.3042 A maximum of 2 acres may be utilized for permanent structures for storage, warehousing, processing, offices, retail space, parking, and traffic.

5.3043 Structures shall meet the agricultural district setback requirements of section 5.202.

5.3044 Parking shall be provided as required in Section 14.

5.3045 Ingress and Egress: Locations shall be approved in number and location based on traffic safety and optimal sight distance based on the posted speed limits. An on-site turn around shall be provided such that no vehicle will back out onto a traveled roadway.

5.305 Bed and Breakfast Operations, under the following conditions:

5.3051 All operations hereunder must meet the definition of Bed and Breakfast in section 2.210b.

5.3052 Are operated totally within the principal dwelling and not within a garage or accessory structure.

5.3053 Does not have exterior evidence of operation other than one unlit Accessory Sign (as defined in section 2.2802) approved as to location and size by the Board of Zoning Appeals, but no more than (12) square feet in area and compliant with the provisions of section 14.3 Signs.

5.3054 Shall contain no separate kitchen facilities for guests.

5.3055 Shall provide one (1) off-street parking space for every (2) adult guests in addition to the off-street parking otherwise required for the principal structure as provided in each district.

5.3056 Shall permit access to the guest room only through the principal structure.

5.3057 Shall obtain and provide, to the Township Zoning Inspector, a Certificate of Occupancy from the Greene County Department of Building Regulation.

5.3058 Guest records, inclusive of names and number of guests, addresses and dates of occupancy shall be constantly maintained and made available upon request by any governing authority.

5.3059 The property shall not be rented out or used by guests or organizations for events/activities such as weddings, receptions, luncheons, parties, reunions, seminars, entertainment, training courses, business meetings, or similar functions.

5.30510 A copy of a Conditional Use Permit issued under this section, and a copy of the Certificate of Occupancy, shall be continuously and prominently displayed in a common area of the establishment where guests are able to review such documents without request.

5.4 Accessory Uses: Outdoor advertising signs and billboards subject to the provision of sub-section 14.3.

5.5 Signs: See Section 14.3