

ARTICLE VII. SUPPLEMENTARY DISTRICT USES AND STRUCTURES

Section 7.1 General

The following supplementary districts uses and structures are allowed in various zoning districts as specified in each subsection to assure compliance with the conditions and regulations of this section, each use shall require a permit.

Section 7.2 Accessory Buildings

Accessory buildings shall have a minimum setback of five (5) feet from all lot lines, 15 feet from the main building, and be located outside of utility easements.

7.2.2 Yard Requirement

- a. Accessory buildings shall not be located in any front yard nor in the side yard of a corner lot when that yard faces a street or road.
- b. An accessory building not exceeding 20 feet in height may occupy not more than 30 percent of a required rear yard.

Section 7.3 Motor Vehicle Salvage Yards and Junk Yards

7.3.1 General

- a. The applicant shall provide a complete and accurate legal description of the entire site.
- b. A site plan shall be submitted which at minimum includes the dimensions of the site, size of buildings, building locations, setbacks, storage areas, driveways and fencing.

7.3.2 Storage

- a. When adding storage facilities, the applicant shall reduce the number of vehicles or junk in the storage yard.
- b. Motor vehicle wrecking yards shall maintain a list of vehicles in stock and submit this list to the Village Council upon request.
- c. No vehicle shall be stored longer than six (6) months without written permission from Village Council.

7.3.3 Licensing

- a. Applicants for junk yards shall be licensed as required under Chapter 4737 ORC and file with the Village Clerk proof of licensing by Wood County Auditor.
- b. Applicants for motor vehicle wrecking yards shall be licensed as required under Chapter 4738 ORC and file with the Village Clerk proof of licensing by the Ohio Motor Vehicles Salvage Dealer's Licensing Board.

7.3.4 Hours of Operation

Hours of operation shall be no earlier than 7:00 A.M. nor later than 6:00 P.M., Monday through Saturday.

7.3.5 Fencing and Screening

Any area used as a motor vehicle wrecking yard or junk yard shall be effectively screened on all sides by means of walls, fences and plantings. Walls or fences shall be a minimum of six (6) feet in height with no advertising thereon. Storage of materials shall not exceed this height. A strip of land not less than 15 feet in width shall be planted and maintained on the exterior with evergreen hedge or shrubs and shall be equal to or greater than the height of the fence or wall.

7.3.6 Industrial Standards

Notwithstanding the requirements set forth herein, all motor vehicle salvage yards and junk yards shall meet the Industrial Standards as set forth in Article VIII.

7.3.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided as set forth under Article V Off-Street Parking and Loading.

7.3.8 Yard Requirements

- a. Front Yard - There shall be a front yard of not less than 50 feet, but where such a yard is opposite a Residential District, it shall be a minimum of 100 feet and the first 25 feet thereof shall be used only for landscaping purposes.