

Section 7.6 Fencing

7.6.1 General

- a. No fence shall be allowed within a public right-of-way.
- b. Fences or planting screens in any Residential District may not exceed four (4) feet in height in the required front yard nor exceed six (6) feet in height in any remaining yards except as required under Section 8.4.1.
- c. In any Residential District, no fence, structure of plantings which obstructs visibility shall be maintained within 15 feet of any street or road right-of-way.

7.6.2 Corner Lot

No fence, structure or planting screens shall be created or maintained within 30 feet of the corner (point of intersection of the two (2) streets rights-of-way) at a height exceeding two and one-half (2 1/2) feet above curb or street grade.

Section 7.7 Home Occupation

7.7.1 General Requirements

- a. No more than one person other than members of the family residing on the premises shall be engaged in such occupation;
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of floor area of the dwelling unit shall be used in the conduct of the home occupation.
- c. There shall be no change in the outside appearance of the building or premises, outside storage of materials incidental to the home occupation, nor other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding two (2) square feet in area, non-illuminated.

- d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this ordinance, and shall not be located in a required front yard;
- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations inline voltage off the premises.

Section 7.8 Kennels

7.8.1 General Requirements

- a. Minimum lot area shall be two (2) acres.
- b. Buildings, pens or enclosures used for housing or containing dogs shall be a minimum of 50 feet from all property lines and/or any dwelling unit.
- c. Suitable fencing or landscaping shall be installed around pens and/or enclosures used for housing or containing dogs.
- d. Hours of operation shall be between 8:00 A.M. and 7:00 P.M. for all days of the week.
- e. Advertising signs shall be in accordance with Section 7.14
- f. On-site parking shall be provided in accordance with Article V.

Section 7.9 Manufactured Home - Replacement

Replacement of a manufactured home (mobile home), located on a lot of record upon the date of enactment of this ordinance, shall conform to the minimum requirements for Manufactured Homes under Section 4.3.

Section 7.10 Manufactured Home Parks

7.10.1 General Requirements

- a. The manufactured home park site shall contain not less than five (5) acres, shall be maintained as a single parcel of record, and the overall density shall conform to the density of the zoning district for single family dwellings.
- b. A manufactured home park site may contain less than five (f) acres if it is an extension or enlargement of an existing manufactured home park, and said extension or enlargement shall have not more than 10 manufactured home spaces per gross acre.
- c. Every manufactured home park lot shall be designed to abut upon open space or recreational facilities.
- d. Each manufactured home park shall contain a community building.
- e. No unit shall be placed closer than 50 feet of a manufactured home park boundary line nor within 20 feet of another manufactured home unit.
- f. A manufactured home park site shall not be so situated that either its rear property line or a side property line shall abut a commercial or industrial zone or an existing manufactured home park.
- g. No commercial activity shall take place in a residentially zoned part of the manufactured home park.
- h. No structure designed for year-round living purposes is added to manufactured homes in the park.
- i. The land occupied by the park is maintained in single ownership or control, and no individual lot is transferred to other ownership.
- j. Manufactured home parks shall comply with the rules of the Ohio Department of Health, Public Health Council, Manufactured Home Parks, Chapter 37-1027 of the Administrative Code; be platted in accordance with the Village of Bradner Subdivision Regulations and subject to site plan review.

Section 7.11 Dumping and/or Spreading of Sewage Sludge

The dumping and/or spreading of sewage treatment, water treatment or industrial waste treatment, and any by-product of the treatment of water, sewage or industrial waste is prohibited within the village corporation.

Section 7.12 Raising of Livestock (Farm Animals)

The following shall apply to platted subdivisions and areas containing 15 or more lots, each of which are less than five (5) acres in size and contiguous as determined by abutting or being opposite each other on a public dedicated road:

The breeding, raising or maintaining of farm animals such as horses, pigs, cows, sheep, goats or similar livestock is prohibited on lots of one (1) acre or less. On lots greater than one acre but less than five (5) acres, farm animals or structures incident to housing farm animals shall not be permitted within 50 feet of a dwelling or an adjacent property line.

Section 7.13 Farm Markets

7.13.1 General

Farm markets shall be permitted where 50% or more of the gross income received from the market is derived from produce raised on farms owned or operated by a market operator within a normal crop year.

7.13.2 Setback

To allow for safe ingress and egress of vehicles and temporary parking, no building, structure, produce stand, or vehicle used for produce sale or storage shall be closer than 20 feet of any road right-of-way.

Section 7.14 Self Service Storage Facilities

7.14.1 General Requirements

- a. Self service storage facilities shall be limited to rental of storage units, pickup and deposit of dead storage.
- b. Radioactive material, explosives and flammable or hazardous chemicals shall be prohibited from storage. This prohibition shall be included in the lease agreement of storage units. A copy of the lease agreement shall be filed with zoning administrator as a condition of the permit.

7.14.2 Specific Requirements

- a. Lot Area:
 - 1. Minimum lot area shall be two (2) acres.
 - 2. Maximum lot area shall be three (3) acres for "R-3"
- b. Lot coverage: Maximum lot coverage of units and storage areas shall be 50% of gross lot area.
- c. Setback:
 - 1. Front yard - 50 feet
 - 2. Side or Rear - 25 feet when abutting or opposite a Residential District
 - 15 feet when opposite or abutting a "C" or "M" District
- d. Height: Height of structures shall be in conformance with structures or equal the average height of structures on properties abutting or opposite to self storage facilities where no adjacent structures exist, the maximum height shall be 15 feet to highest point of building (see figure 5-3).
- e. Lighting: Lighting shall be provided to illuminate facility entrances, driveways, parking areas and storage entrance areas and so arrange to reflect light away from adjoining residential property or any public way.
- f. Site Plan: A site plan shall be required and subject to approval by the Planning Commission.
- g. Signs: Shall conform to requirements under Section 7.15.
- h. Pavement: All roadways and parking areas shall be paved with concrete, asphalt or bituminous pavement.
- i. No door openings for any storage unit shall be constructed facing any residentially zoned property.