

Zoning Ordinances of the Village of Sugar Bush Knolls, Ohio

Table of Contents

<u>100</u>	<u>General Purpose and Definitions</u>	1
–	101.00 Definitions.....	1
–	102.00 General.....	4
–	103.00 Permitted Uses.....	7
–	105.00 Lot and Building Requirements.....	8
–	106.00 Planning Commission.....	9
–	107.00 Variances and Exceptions	13
–	110.00 Penalty	15
<u>200</u>	<u>Subdivision Definitions</u>	16
–	200.01 Intent.....	16
–	200.02 General Terms.....	16
–	200.03 Specific Terms	16
<u>300</u>	<u>Administration and Enforcement of Subdivisions</u>	19
–	300.01 Administration	19
–	300.02 Recording of Plat.....	19
–	300.03 Sale of Land	19
–	300.04 Revision of Plat After Approval.....	20
–	300.05 Fees	20
–	300.06 Variances.....	21
–	300.07 Appeals.....	21
–	300.08 Severability.....	21
–	300.09 Acceptance Ordinance for Streets, Easements, and Dedicated Open Spaces	21
–	300.10 Release of Cash Bond.....	22
–	300.11 Changes and Amendments	22
–	300.12 Repeal	22
–	300.13 Penalty	23

Zoning Ordinances of the Village of Sugar Bush Knolls, Ohio

400 Subdivision Procedures	24
– 400.01 Purpose	24
– 400.02 Subdivision Types.....	24
– 400.03 Minor Subdivision Procedure.....	24
– 400.04 Major Subdivision Procedure.....	25
500 Plan and Plat Specifications	31
– 500.01 Purpose	31
– 500.02 Preliminary Discussion Map.....	31
– 500.03 Preliminary Plan	31
– 500.04 Improvement Plans and Specifications.....	34
– 500.05 Final Plat.....	35
600 Design Standards	38
– 600.01 Physical Considerations	38
– 600.02 Streets	38
– 600.03 Easements	40
– 600.04 Blocks	40
– 600.05 Lots.....	40
– 600.06 Public Sites and Open Spaces	41
– 600.07 Paved Driveways	41
– 600.08 Storm Water.....	41
– 600.09 Docks.....	42
700 Improvements	43
– 700.01 Required Improvements	43
– 700.02 Oversize and/or Off-Site Improvements.....	55
– 700.03 Construction Requirements.....	55
– 700.04 Agreements and Guarantees	57

Zoning Ordinances of the Village of Sugar Bush Knolls, Ohio

800 Alternative Energy	59
– 810.00 Solar Energy Standards	59
– 820.00 Geothermal Energy System Standards	62
– 830.00 Wind Energy Systems Standards	65
– 840.00 Outdoor Hydronic Furnaces Standards	65
900 Exterior Property Maintenance	66
– 900.01 Title and Scope.....	66
– 900.02 Purposes.....	67
– 900.03 Application	67
– 900.04 Conflict of Laws.....	67
– 900.05 Maintenance Responsibility	68
– 900.06 General Exterior Maintenance Requirements.....	68
– 900.07 Exterior Surfaces	68
– 900.08 Duration of Repairs	69
– 900.09 Yard Maintenance.....	69
– 900.10 Swimming Pools, Spas, Hot Tubs	71
– 900.11 Abandoned Structures and Unoccupied Lots	71
– 900.12 Noncompliance with Final Orders	72
– 900.13 Enforcement	72
– 900.14 Penalties.....	74