

1 **SECTION 515 SCREENING**

2 Screening shall be required ~~for non-protected land uses including for Non-~~
3 ~~Residential and Non-Agricultural buildings, and structures, or land uses~~ on a lot
4 that adjoins or faces any ~~residential-district~~ protected land use. This includes
5 protected land uses in Xenia Township and adjoining political subdivisions.
6 The plan for screening shall be submitted to and approved by the Zoning Inspector.
7

8 **515.1 Purpose of Screening**

9 Screening shall be provided for one or more of the following purposes:

- 10 1. A visual barrier to partially or completely obstruct the view of structures
11 or activities not compatible to the protected land uses.
12 2. As an acoustic screen to aid in absorbing or deflecting noise.
13 3. For the containment of debris and litter.
14

15 **515.2 Type of Screening**

16 Screening may be one of the following or a combination of two or more:

- 17 1. Fence
18 2. Hedge (evergreen). Deciduous and evergreen mature within five (5)
19 years
20 3. Earthen mound
21 4. Natural terrain and features
22

23 **515.3 Protected Land Uses**

- 24 1. A ~~residential~~ Residential District or building
25 2. Recreational areas, buildings operated by membership clubs or public
26 entities
27 3. Churches, parish houses, and cemeteries
28 4. Public parks, playgrounds, and community centers
29 5. Public/private recreational areas including country clubs and golf courses,
30 and bike paths
31 6. Bed and breakfasts
32 7. Private and Public Schools, PreK and K, daycare, career center, trade
33 schools, and institutions of higher learning
34 8. Convalescence homes, rehabilitation centers, and nursing homes

35 9. Scenic roadways and waterways as shown in section 414

36

37 **Section 414 Scenic Overlay District**

38 The Scenic Overlay shall be an overlay to the existing underlying district(s) as
39 shown on the Official Zoning Map, (see Section 301); and as such, the provisions
40 for the Scenic Overlay District shall serve as a supplement to the underlying
41 district provisions. This overlay is comprised of roadways and waterways that are
42 to be screened from non-protected land uses. This District is intended to preserve
43 the scenic natural beauty of Xenia Township. (Section 515.3)

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45 **700.5 Fee**

46 When any petition or annual operating permit application is filed as provided in
47 this section, and before any action is taken, any person desiring such action shall
48 be required to pay a-the appropriate fee(s) and under no condition shall such sum
49 or part thereof be refunded. Such fee schedule is determined by Xenia Township
50 Trustee Resolution.

51

52 **Conditional Use Permit:**

53 A permit granted by the Board of Zoning Appeals to allow certain specific uses
54 that would not otherwise be allowed in that particular zoning district where the
55 land is located. These permits are issued only after the applicant has followed the
56 procedures as stated in this Resolution. Conditional use differs from a zoning
57 change in that it is much more specific. The applicant submits plans and, if
58 approved, he must follow those plans exactly or reapply for a permit before
59 deviating from that plan. Conditional Use is held by the property owner and is
60 void when the property ownership changes or the conditional use ceases for a
61 period of two years. An annual operating permit must be obtained for all approved
62 conditional uses.

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66 **Conditional Use Annual Operating Permit:**

67 The owner or Operator shall obtain annually an operating permit which certifies
68 conformance to all requirements specified in Board of Zoning Appeals approved
69 plan. There is a fee associated with this annual compliance permit

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Scenic Overlay District Protected Uses



1. Residential District or building
2. Recreational areas or buildings operated by membership clubs or public entities
3. Churches, Parish Houses, and Cemeteries
4. Public parks, playgrounds, community centers
5. Public/private recreational areas including country clubs, golf courses, and bike paths
6. Bed and Breakfast
7. Private and Public Schools, daycare, career center, trade schools, and institutions of higher learning
8. Convalescence homes, rehabilitation centers, and nursing homes
9. Scenic roadways or waterways as shown in section 414

WATERWAYS

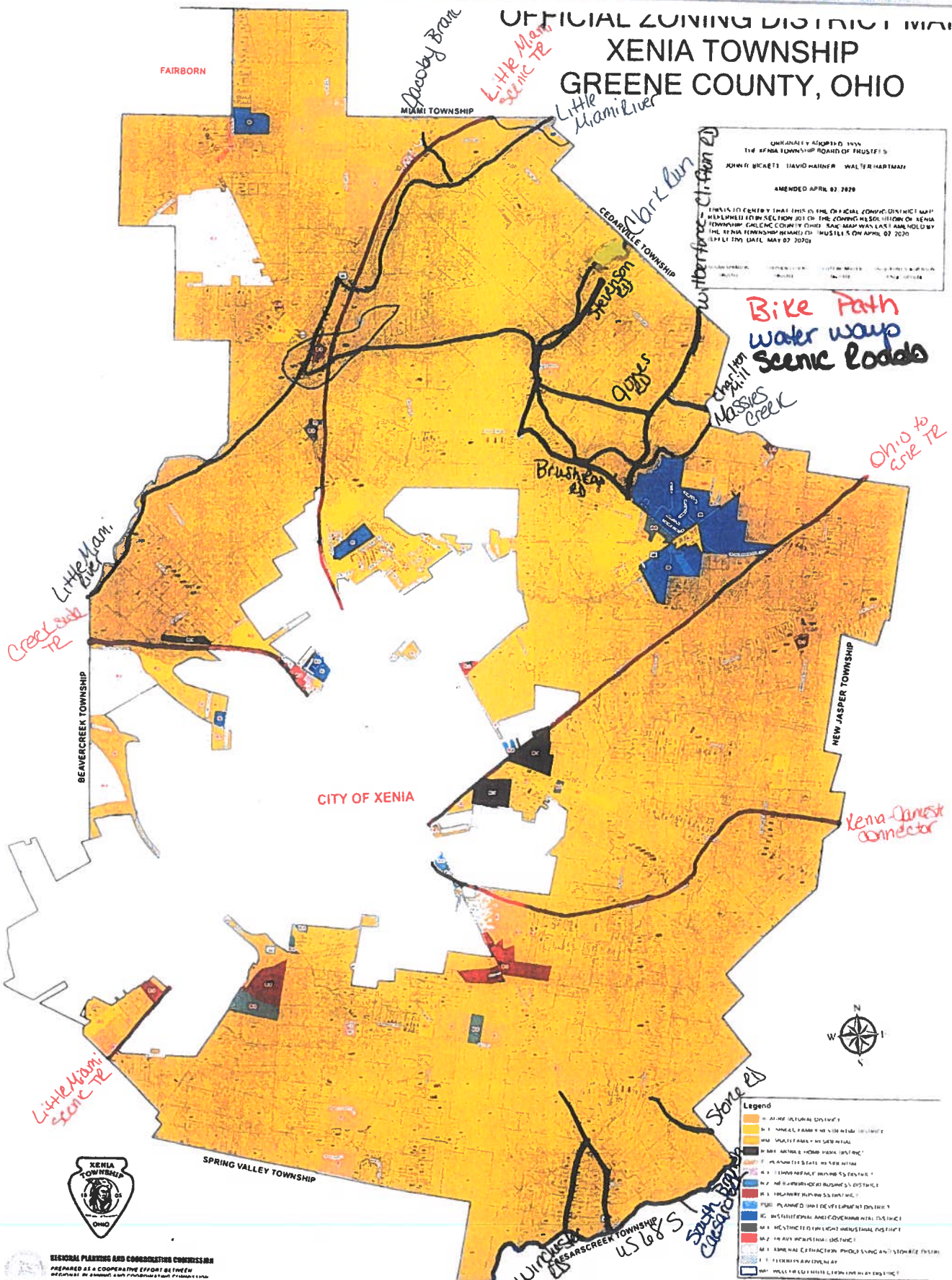
- Little Miami River, ALL
- Massies Creek, ALL
- Jacoby Branch, ALL
- South Branch Caesarscreek, ALL
- Clark Run, Clark Run Rd to Massie's Creek

ROADWAYS

- Wilberforce Clifton, Brush Row Rd to Cedarville TWP
- Charlton Mill, ALL
- Jones Rd, All
- Stevenson Rd, Brush Row to Clark Run
- Brush Row, Stevenson to Wilberforce Clifton
- Winchester all to US 68
- US 68 from Caesarscreek Township to Stone Rd
- 1383 Stone Rd to New Jasper TWP

OFFICIAL ZONING DISTRICT MAP XENIA TOWNSHIP GREENE COUNTY, OHIO

UNANIMOUSLY ADOPTED 1996
THE XENIA TOWNSHIP BOARD OF TRUSTEES
KIMMY BICKETT DAVID HAINES WALTER HARTMAN
AMENDED APRIL 02 2020
I HEREBY CERTIFY THAT THIS IS THE OFFICIAL ZONING DISTRICT MAP
AS ADOPTED BY RESOLUTION 201 OF THE ZONING RESOLUTIONS OF XENIA
TOWNSHIP GREENE COUNTY OHIO. THIS MAP SHALL BE IN FULL FORCE AND EFFECT
ON THE DATE OF THE BOARD OF TRUSTEES MEETING ON APRIL 02 2020
APRIL 02 2020



Legend

[Yellow]	RESIDENTIAL SINGLE-FAMILY
[Light Yellow]	RESIDENTIAL MEDIUM-DENSITY
[Orange]	RESIDENTIAL HIGH-DENSITY
[Light Orange]	COMMERCIAL GENERAL
[Light Green]	COMMERCIAL OFFICE
[Light Blue]	INDUSTRIAL LIGHT
[Dark Blue]	INDUSTRIAL MEDIUM-DENSITY
[Dark Green]	INDUSTRIAL HEAVY
[Dark Blue/Black]	AGRICULTURAL
[Light Green/Blue]	PLANNED UNIT DEVELOPMENT
[Light Blue]	INSTITUTIONAL AND GOVERNMENTAL
[Dark Blue]	RECREATION
[Light Blue]	UTILITY
[Dark Blue]	WATER



REGIONAL PLANNING AND COORDINATION COMMISSION
PREPARED AS A COORDINATING EFFORT BETWEEN
MEMBERS OF THE COMMISSION

