

ARTICLE I

GENERAL PROVISIONS

SECTIONS 100 - 106

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100 Title.

This Resolution shall be known and may be cited to as the "Zoning Resolution of Township of Dover," except as referred to herein, where it shall be known as "this Resolution."

101 Purpose.

This Resolution is enacted for the general purpose of promoting the public health, safety, comfort, and welfare of the residents of the Township of Dover; to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts; to facilitate the provision of public utilities and public services; to lessen congestion on public streets, roads, and highways; to provide for the administration and enforcement of this Resolution, including the provision of penalties for its violation; and for any other purpose provided in this Resolution, the Ohio Revised Code, or under common law rulings.

102 Interpretation.

In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standards, shall govern.

103 Uses Exempt from Regulations.

A. Agricultural Uses

Nothing contained in these regulations shall prohibit the use of any land for agricultural purpose or the construction or use of buildings or structures incident to the use of agricultural purposes of the land upon which said buildings or structures are located, and no Zoning Certificate shall be required for such use, building or structure. Farm dwellings, however, shall conform to the regulations contained in this Resolution For the purpose of this Resolution "agriculture" shall be as defined in the Ohio Revised Code 519.21.

B. Public Utilities and Railroads

Nothing contained in these regulations shall prohibit the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any buildings or structures of any public utility or railroad, whether publicly or privately owned, or the use of land by any public utility railroad, for the operation of its business.

104 Separability.

Should any section or provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

105 Repeal of Conflicting Resolutions.

All resolutions in conflict with this Zoning Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

106 Effective Date.

This Resolution shall become effective from and after the date of its approval and adoption, as provided by law. November 22, 1996