

# Brighton Township, Lorain County, Ohio

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## Brighton Township Zoning Resolution

### Record of Amendments / Additions

ARTICLE	SECTION	PAGE	EFF. DATE	DETAILS
III	310.11	26	11/13/89	Added new "Hazardous Materials"
XI	1111	86 (A)	7/15/97	Amended "Disabled Vehicles" (See 86(a)
XI	1121	87(a)	2/10/97	Added new "Driveways"
XI	1122	87(a)	2/10/97	Added new "Private Bridges"
II	203	16(a)-(b)	7/27/00	Added "Adult Entertainment Business"
IV-A	426	50(a)	7/27/00	Added "Adult Entertainment Business"
IV-A	426	50(b)(c)	8/13/01	Added "Purpose" to Adult Ent. Business
X	1000	70-80	6/10/2013	Revised / Reorganized "Signs" Section

Accepted by Lorain County Planning Commission, Case ZC-2012-15, 11-15-2012

Approved by Brighton Township Trustees, 6-10-2013

IV	411	36A-36B	2/9/2015	Revised / Parks and Playgrounds
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Accepted by Lorain County Planning Commission, Case ZC-2014-11, 6-26-2014

Accepted by Lorain County Planning Commission, Case ZC-2014-11, Revised 8-28-2014

Approved by Brighton Township Trustees, 2-9-2015

IV	419	44A-44G	2/9/2015	Revised / Private Swimming Pools, Agricultural and Residential Ponds
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Accepted by Lorain County Planning Commission, Case ZC-2014-11, 6-26-2014

Accepted by Lorain County Planning Commission, Case ZC-2014-11, Revised 8-28-2014

Approved by Brighton Township Trustees, 2-9-2015



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VI	601-609	1-4	3/14/2016	“Agricultural Residential, RI-1” General Review Accepted by the Lorain County Planning Commission, Case ZC-2015-13, 8/25/2015 Approved by the Brighton Township Trustees, 3/14/2016
IX	901-909	1-3	5/19/2016	“Flood Plain Zone Regulations, FP-1” Reaffirmed by the Brighton Township Zoning Commission, 5/19/2016, No Changes
XIII	1301-1309	1-12	5-19-2016	“Zoning Board of Appeals” Reaffirmed by the Brighton Township Zoning Commission, 5/19/2016, No Changes
VII	701-711	1-4	4-10-2017	“General Business, GB-1” General review and update Accepted by the Lorain County Planning Commission, Case ZC-2016-10, 12/6/2016 Approved by the Brighton Township Trustees, 4/10/2017
VIII	801-807.10	1-10	4-10-2017	“Industrial District Regulations, Light Industrial, LI-1” General review and update Accepted by the Lorain County Planning Commission, Case ZC-2016-10, 12/6/2016 Approved by the Brighton Township Trustees, 4/10/2017
XI	1101-1131	1-7	4-10-2017	“Off-Street Parking, Loading Facilities, and Driveways” General review and update Accepted by the Lorain County Planning Commission, Case ZC-2016-10, 12/6/2016 Approved by the Brighton Township Trustees, 4/10/2017
XII	1201-1209.15	1-8	4-10-2017	“Administration-Enforcement” General review and update Accepted by the Lorain County Planning Commission, Case ZC-2016-10, 12/6/2016 Approved by the Brighton Township Trustees, 4/10/2017

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Cover, Table of Contents, Amendments, Appendix (Demo Permit) Updated October 25, 2018  
 With approval of County Planning Commission Hearing ZC-2018-10.  
 Effective Date January 2019 from Trustees approval December 10, 2018, ready for print.

III	312 & 320	13-15	12-10-2018	New “Demolition of Structures”, “Easements & Right-Of-Ways” for FirstEnergy and Shared Driveways
IV	419.1 & 419.2	24 &27	12-10-2018	Added electrical requirements around Ponds (419.2) and went back and added them for Pools (419.1) I/A/W NEC.
VI	602	1	12-10-2018	Small or Tiny Houses Permitted with conditional permit
	604 & 606	3 & 4	12-10-2018	Change “family” to “unit” when talking about dwellings. 1000 sq ft min for “each” unit.
	609	5	12-10-2018	Ohio EPA approved sewage treatment system req’d. for house permit. Modular homes are acceptable (ORC 519.212). Combination home/barn are allowed, acre min., only one permit needed.
II	Definitions	4,6,7	5-12-21	Updated “Disabled Motor Vehicles” and “Junk Yard”.
III	305.03	3	5-12-2021	Ag Buildings and structures are exempt from Township Zoning.
	310.03	11,12,13	5-12-2021	Revised Noise Section
	310.11(A)	14	5-12-2021	Environmental Nuisance, Ref to ORC Sections, Add to Junk description.
	310.11(B)	15	5-12-2021	Outdoor Storage of Materials-Separated from above 310.11(A).
	310.12	15	5-12-2021	Outdoor Wood Fired Boilers, new Basic Zoning requirements.
	310.13	16. 17	5-12-2021	Solar Energy Panels, new basic Zoning requirements.
	320.2	19,20,21,22	5-12-2021	Sunoco Logistics Pipeline Zoning (new)

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IV	416.3	21	5-12-2021	Motor Vehicle and Larger Equipment Sales-Added to Yard Sale requirements.
IV	427	38, 39	5-12-2021	Commercial Shooting Ranges New minimum Zoning Township can assume.
VI	604	3	5-12-2021	Farms-Township has no authority to Zone any Ag structures or Buildings.
XI	1111	4	5-12-2021	Disabled Motor Vehicles-rewritten.
	1112	5	5-12-2021	Added Trailer & Boat Parking.
	1121	7	5=12-2021	Limit of 2 Commercial Vehicle parked in R-1 non-farm driveways outdoors.
XIV	1402.01	2, 3	5-12-2021	Property Violations (from County) Notices The Zoning Inspector and/or Trustees can Issue for property clean-up.
Cover, Addendum, Table of Contents			5-3-2021	Updated for above 5-1-2021 Eff Date
Cover, Addendum, Table of Contents			2-29-2024	Updated with following 2-29-2024 Updates
III	302.02	A & B	2-29-2024	All structures greater than 120 sq ft require permit foundation or not. Up to 750 sq ft require 10 from back lot or side lot lines & single story. Greater than 750 sq ft require 25 foot from back lot or side lot line.
III	320		2-29-2024	Moved 3 pages of general information to Appendix. Update Appendix.
IV	428		2-29-2024	New Wind Turbine Energy Systems Conditional Permit.
X	Table 1		2-29-2024	Added Footnote where in Article X Where off road distances of signs Are explained.
XI	1121	B	2-29-2024	Minimum of 12 inch ID double wall 30 foot wide culvert pipe at roadside Ditch driveway entry.