

ARTICLE I GENERAL PROVISIONS

Section 1. PURPOSE	Section 4. VALIDITY
Section 2. TITLE	Section 5. EFFECTIVE DATE
Section 3. INTERPRETATION, PURPOSE AND CONFLICT	

Section 1. PURPOSE

Be it resolved by the Board of Trustees of Middleton Township, Wood County, State of Ohio, that for the purpose of promoting public health, safety, convenience, comfort, prosperity, and general welfare, all in accordance with a comprehensive plan, the Board of Trustees of this Township finds it necessary and advisable to regulate the location, size, and use of buildings and other structures, including tents, cabins, and trailer coaches; percentages of lot areas which may be occupied; setback building lines; sizes of yards, courts and other open spaces; and the uses of land for trade, industry, residences, recreation or other purposes and for such purposes, divides into districts or zones the unincorporated area of the Township, all as shown on the District Map on file in the office of the Board of Trustees.

Further purposes of this resolution shall be to:

1. Conserve and protect property and property values;
2. Secure the most appropriate use of land;
3. Facilitate adequate but economical provision of public improvements;
4. Facilitate the provisions of water, sewerage, schools, and other public requirements; and
5. Lessen or avoid congestion in public streets and highways.

Section 2. TITLE

This Resolution shall be known as the Zoning Resolution for Middleton Township, Wood County, Ohio. The Zoning Resolution for District 1 of Middleton Township, Wood County, Ohio approved November 5, 1957 and as amended subsequent thereto, and the Zoning Resolution for District 2 of Middleton Township, Wood County Ohio, approved on November 3, 1959, and as amended subsequent thereto, were amended into a single Zoning Resolution in 1962, and further amended in 1962, 1982, 1994, 2001, 2004, and 2010.

Section 3. INTERPRETATION, PURPOSE AND CONFLICT

In interpreting and applying the provisions of this Resolution, they shall be held to be the minimum requirements for the purpose of promoting public health, safety, convenience, comfort, prosperity, and general welfare. It is not intended by this Resolution to interfere with or abrogate or annul any resolution, rules, regulations or permits previously adopted or issued, and not in conflict with any of the provisions of this Resolution, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Resolution; nor is it intended by this Resolution to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this Resolution imposes a greater restriction upon the use of buildings or premises or upon height of buildings or requires larger open spaces or larger lot areas than are imposed or required by such other resolutions or agreements, the provisions of this Resolution shall control.

Section 4. VALIDITY

Should any section or provision of this Resolution be declared by a court of competent jurisdiction to be 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 invalid.

Section 5. EFFECTIVE DATE

This Resolution shall become effective from and after its passage and approval, as provided by law.