

**CHAPTER 120
Interpretation**

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Sec. 120.1 INTERPRETATION.

In their interpretation and application, the provisions of this Resolution and any amendments thereto, shall be held to be the minimum requirements unless otherwise clearly specified. In the best interest and in order to promote the public health, safety, convenience, comfort, prosperity, or general welfare of the residents of the unincorporated area of Montville Township, Medina, County, Ohio and to ensure orderly growth and development in said Township, the Board of Township Trustees has found it necessary and advisable to adopt the Zoning Resolution in accordance with the Montville Township Comprehensive Plan/Development Plan to regulate the: location; height; bulk; number of stories and sizes of buildings and other structures, including tents; and the use of land for trade, industry, residence, recreation, reasonable residential landscaping standards and residential architectural standards, excluding exterior building materials, for the unincorporated territory or other purposes and for such purposes to divide to divide the unincorporated Township into zoning districts of such number, shape, and areas as the Board of Township Trustees determines and to provide for the administration and enforcement of such regulations.

Sec. 120.2 CONFLICT.

Whenever the regulations of this Resolution require a greater width or size of yards or other open spaces, a lower height limit, greater percentage of lot to be left unoccupied, a lower density of population, a more restricted use of land, or impose other higher standards than are required in any other resolution or regulations, private deed restrictions or private covenants, these regulations shall govern unless otherwise regulated by state law.

Sec. 120.3 COMPLIANCE WITH ZONING REGULATIONS.

No building shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or land be used in a manner which does not comply with the district provisions established by these regulations for the district in which the building or land is located.

Sec. 120.4 COMPLIANCE WITH BUILDING AND SUBDIVISION REGULATIONS.

All structures shall comply with the standards and requirements of the building regulations, adopted and administered by the Medina County Building Department, except for manufactured homes which according to ORC shall be exempt. All lots and structures where applicable shall comply with the Medina County Subdivision Regulations as adopted and administered by the Medina County Planning Commission and the Medina County Commissioners.

Sec. 120.5 VALIDITY AND SEPARABILITY.

If any section, subsection, or provision of this Resolution, or amendment thereto, is held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution or amendments thereto.

Sec. 120.6 REPEALER.

The Zoning Resolution of Montville Township, Medina County, Ohio, adopted effective April 28, 1970 and as subsequently amended together with the Zoning Map, which is a part of the Zoning Resolution, is hereby amended in its entirety to read as set forth in this Zoning Resolution update, adopted effective June 22, 2006 and as subsequently amended. All existing resolutions of the Township, inconsistent herewith, are repealed.

Sec. 120.7 EFFECTIVE DATE.

The amended Resolution shall take effect and be in full force and effect from and after the earliest period allowed by law.