

1125.02 ZONING PERMIT REQUIRED.

- (a) No vacant land and no building erected, added to or altered shall be occupied or used in whole or in part nor shall any owner or tenant or any land or building hereafter change the use classification or enlarge the use classification in any building or on any premises without obtaining a Zoning Permit from the Administrator.

Applications for a Zoning Permit, variance, conditional use permit, site plan review, zoning amendment, appeal, or other zoning approval shall be submitted by the property owner of record or by a person authorized in writing by the property owner. A tenant or lessee may submit an application only when accompanied by written authorization from the property owner.

Applications for a Zoning Permit shall be submitted on forms provided by the Village of South Amherst and accompanied by the information required by Chapter 1157 and fees as established by the Council. The Administrator shall issue a zoning permit when the following have occurred:

- (1) The Administrator has determined that all the provisions of the Zoning Ordinance have been satisfied or the application has been approved by the Planning Commission.
- (2) The property owner has submitted evidence, when necessary, from the Lorain County Public Health Department indicating compliance with all the requirements of said Department.

1141.02 Permitted Accessory Uses and Structures

(d) Detached Structures

Any accessory buildings or structures ~~greater than 150 square feet~~ shall comply with the following specific standards and conditions:

- (1) Accessory buildings or structures shall be limited to two structures per lot in residential and commercial districts. Accessory buildings or structures shall include, but are not limited to detached garages, carports and sheds.
- (2) On a lot in a residential or commercial district one accessory structure shall not exceed 768 square feet and the other structure shall not exceed 300 square feet.
- (3) ~~On a lot where any single family or duplex dwelling unit is located, accessory buildings or structures shall be located eight (8) feet from any side and rear yard.~~

In all zoning districts, accessory buildings and structures shall be located a minimum of eight (8) feet from any side or rear property line and a minimum of twenty (20) feet from the principal structure and any other accessory structure on the same lot. No accessory building or structure shall be located in front of, or extend beyond the front building line of, the principal structure.

- (4) On lots where any commercial use is located, accessory buildings or structures shall be located eight (8) feet from any side or rear property line.
- (5) The maximum height shall be:
 - (A) Sixteen feet or the height of the main structure, whichever is less in residential districts.
 - (B) The height of the main structure in the commercial districts
 - (C) The height of an accessory structure when associated with a farm use in the Agricultural-Residential district shall not exceed 35 feet.

1141.03 Temporary Uses

(d) Farm Stands

The sale of produce and the placement of farm stands in the R-1 Single Family Residential District shall be permitted only in accordance with the following regulations.

- (1) Sale of Produce. Agricultural products, plants, eggs and honey grown or produced on a property may be sold on the premises in a Residential District. No sales shall be made before 8:00 a.m. or after dusk.

- (2) A farm stand located in a required front yard area shall be located a minimum of 8 feet from any property line and/or the right of way line. Farm Stands shall be removed from the front yard or stored inside a building on the premises during that time of the year when the garden or farm is not open for public use. Farm stands shall not exceed ~~two hundred (200)~~ **100 hundred** square feet in area on the subject property. A farm stand shall be set back at least eight (8) feet from any lot line.
- (3) Each farm stand shall indicate where customers shall park when purchasing from the stand.