

## **ARTICLE I**

### **TITLE, AUTHORIZATION, PURPOSE**

**SEC. 101      TITLE**

A Resolution to provide for the comprehensive zoning of Wadsworth Township, Medina County, Ohio: establish use districts, height and area regulations; control non-conforming uses; provide for off-street parking; authorize conditional zoning certificates; provide for the administration and enforcement of the Resolution; and to repeal the existing Zoning Resolution of Wadsworth Township.

**SEC. 102      SHORT TITLE**

This Resolution shall be known as the “Zoning Resolution of Wadsworth Township, Ohio.”

**SEC. 103      AUTHORIZATION**

This Resolution is authorized by Chapter 519 of the Revised Code of the State of Ohio.

**SEC. 104      STATEMENT OF LEGISLATIVE PURPOSE**

The Wadsworth Area, including both the City and the township, originated as a farm trade and service center, expanded because of coal mining, the railroad and industries prior to World War II and then further expanded because of the dominant use of the motor vehicle after World War II. Today the Wadsworth Area functions as a shopping center, an industrial core and also as a living area for workers of nearby communities. The City of Wadsworth and Wadsworth Township are strategically located in respect to the major highways of U.S. 224(I-76) and U.S. 21 and also is within the area of influence of the expanding metropolitan region of the City of Akron. These factors deem it inevitable that future expansion of residential, commercial and industrial land uses will occur.

It is essential to the well-being of the area that such development shall take place in an orderly manner so as to place no undue burden upon developers, industry, commerce or residents. It is the purpose of this Resolution to provide for that orderly development; to assure the provision of adequate sites for industry, commerce and residence; to provide for free movement of vehicles upon the public streets and highways of the area; to protect industry, commerce and residences against incompatible uses of land; to assure the provision of adequate space for the parking

of vehicles of customers using the commercial, retail and industrial areas. In addition to the above, it is recognized that it is the purpose of industry and commerce to provide the means for decent and respectable lives for the citizens of a community.

In the interests of public health, safety, morals and the general welfare, it is essential that all districts be considered equal since all districts perform an equally important function within the community, and that districts be adequately protected in order to enable them to best perform their function within the community. It is also essential that all of the uses of land and buildings within the Wadsworth Area be so related as to provide for economy in government and so that they may mutually support each other in order that the fullest benefit may be derived from industrial, commercial and living areas.