

ARTICLE 9

REGULATIONS FOR SPECIFIC OVERLAY DISTRICTS, ACTIVITIES, USES AND STRUCTURES

9.0 PURPOSE

It is the purpose of the regulations contained within Article 9 to promote the public health, safety, and welfare and to establish regulations affecting uses and practices, which, were they to be established and maintained without any guidance or restriction or control, would tend to result in dangerous situations threatening the safety of citizens, to contribute to circumstances undermining the morals of the youth of the community, or to generate conflicts in uses or practices upsetting the harmony of the community and impinging upon the property rights of others.

9.1 FLOODPLAIN DISTRICT REGULATIONS

Sections 9.1.1 through 9.1.6 inclusive shall apply to the development of flood prone areas as defined herein.

9.1.1 The purpose of the Floodplain District Regulations is to guide development in the flood prone areas of any water course that are consistent with the requirements for the conveyance of flood flows, and to minimize the expense and inconvenience to the individual property owners and the general public as a result of flooding. Permitted uses within the Floodplain Districts are generally associated with open space, recreational and agricultural land uses that will not hinder the movement of floodwaters.

9.1.2 The Floodplain Districts are areas of special flood hazard which have been identified by the Federal Emergency Management Agency (FEMA) after scientific engineering analysis. Such studies are documented in a report entitled Flood Insurance Study of Allen County, Ohio, Unincorporated Areas. FEMA mapped flood hazard areas in Flood Insurance Rate Maps 390758-0050B, -0106B, -0107B, -0109B, -0138B, and -0150B effective date November 15, 1989. The aforementioned study and maps, and any revisions thereto, are hereby adopted by reference and declared to be part of this Resolution.

9.1.3 No structure, use, activity or land shall hereafter be located, erected, constructed, repaired, extended, converted, enlarged or altered without full compliance with the terms of this Resolution.

9.1.4 Uses Permitted in the Floodplain (FP) District:

9.1.4.1 Any agricultural use; and,

- 9.1.4.2 Any public or private noncommercial recreation facility including fishing lakes, golf courses, parks and other similar uses;
- 9.1.4.3 Water conservation works; including supply works, flood control and watershed protection, fish and game hatcheries and preserves; and,
- 9.1.4.4 Essential services.
- 9.1.5 Conditional Uses with Approval by the Board of Zoning Appeals after a Public Hearing
 - 9.1.5.1. Commercial recreation, such as commercial fishing lakes;
 - 9.1.5.2. Commercial mining in accordance with all provisions of the **Ohio Revised Code** or in such statute as it may hereafter be amended; and,
 - 9.1.5.3. Reclamation of lands subject to flooding, providing that no filling, draining, construction of levees or other improvements intended to reduce the danger of flood or erosion shall be authorized by the Board of Zoning Appeals, unless the Board of Zoning Appeals finds that such reclamation work is in compliance with the objectives of the Comprehensive Plan; and that any such work is approved and completed under the supervision of a competent, professional civil engineer.
- 9.1.6 No Zoning Permit will be issued by the Township Zoning Inspector for a parcel that appears to be located in an area of special flood hazard prior to the review, completion and subsequent issuance of a Floodplain Development Permit as approved by the Lima-Allen County Regional Planning Commission, the agency delegated to administer the Allen County Floodplain Management Regulations.

9.2 **REGULATION OF AMUSEMENT ARCADES**

The following regulations shall apply to amusement arcades as herein defined:

- 9.2.1 The purpose of Sections 9.2.1 through 9.2.6 inclusive of this Resolution is to promote the public health, safety and welfare by regulating amusement arcades where mechanically or electronically operated amusement devices are kept, operated, or maintained. It is further the intent of these sections to coordinate the provisions of this Resolution with other local requirements governing the licensing and regulation of mechanical amusement devices in

such a manner that, in the event of any conflict between the respective regulations, the more restrictive requirement of the more severe penalty shall prevail.

9.2.2 The following definitions shall apply in the interpretation of this Resolution:

“Amusement Arcade” means a place of business within a building or any part of a building having more than five (5) mechanical or electronically operated amusement devices which are used for the purpose of public entertainment through the operation, use, or play of any table game or device commonly known as an electronic game which is operated by placing therein any coin, plate, disc, slug, key or token of value by payment of a fee;

“Mechanical or Electronically Operated Amusement Device” means any machine, device or instrument which, by the payment of a fee or other things of value, or by the insertion of a coin, plate, disc, slug, key or token, operates or may be operated as a game, contest, or amusement, and which contains no automatic pay-off device for the return of money, coins, tokens, or merchandise or check redeemable in money or anything of value. Mechanical or electronically operated amusement device include, but is not limited to, devices such as mechanical baseball, mechanical football, pinball machines, any table game or device commonly known as an electronic game, and other similar types of devices; provided, however, that this definition is not intended to, nor shall it be construed to, include merchandise vending machines or coin operated mechanical or electrical musical instruments or devices; and,

“Exhibitor” means any person owning and exhibiting or contracting or permitting any mechanical or electrically operated amusement device to be installed, used and exhibited in such person’s own place of business, irrespective of the ownership of such device.

9.2.3 Conditional Use Permit Required

No amusement arcade shall be established, operated or maintained in any place of business or on any premises unless authorized by the issuance of a conditional use permit in accordance with the provisions of this Resolution. In addition to said provisions, amusement arcades shall comply with the following conditional use criteria:

- 9.2.3.1 Amusement arcades shall comply with the district regulations applicable to all properties in any zoning district in which they are located;
- 9.2.3.2 Amusement arcades shall have an adult who is eighteen (18) years of age or older on the premises and supervising the

amusement arcade at all times during its hours of operation;

- 9.2.3.3 The interior of the amusement arcades shall provide a minimum area per coin-operated amusement device equal to the size of the device plus two (2) feet of area on each side plus an area of four (4) feet in front of the device;
- 9.2.3.4 Prior to the issuance of a conditional use permit, the applicant shall provide evidence that the structure meets the minimum requirements of the appropriate electrical and fire codes;
- 9.2.3.5 If the place of business or premises for which an amusement arcade is proposed is a free standing building, the application for the conditional use permit shall include an approvable exterior lighting plan;
- 9.2.3.6 No amusement arcade may be established, operated or maintained in any place of business or on any premises which is within one thousand five hundred (1,500) feet of any adult entertainment business; and
- 9.2.3.7 The application for the conditional use permit shall be accompanied by a copy of the applicant's license to operate and exhibit amusement devices, and a notarized statement that the applicant shall not permit any person sixteen (16) years of age or younger to operate any device on the premises before 4:00 p.m. or after 10:00 p.m. on days when school is in session.

9.2.4 Zoning of Amusement Arcades:

Amusement arcades shall be conditionally permitted uses only in the following districts:

- B-1 Business District;
- B-2 Business District; and,
- M-1 Manufacturing District.

9.2.5 Maintenance of a Nuisance Prohibited:

It shall be the obligation of the exhibitor of an amusement arcade to maintain peace and quiet and order in and about the premises. Failure to do so shall constitute a nuisance, which shall be a minor misdemeanor.

9.2.6 Restricted Access to Certain Minors:

No amusement arcade exhibitor shall permit, on days when school is in session, any person (16) years of age or younger to operate any mechanical or electrically operated amusement device or to be or remain in an amusement arcade before 4:00 p.m. or after 10:00 p.m. This provision does not apply to jukeboxes, mechanical musical instruments, or other mechanical amusement devices designed to be used or ridden, such as mechanical horses, automobiles and carousels. Violation of this provision shall be a minor misdemeanor.

9.3 **REGULATION OF ADULT ENTERTAINMENT BUSINESS**

The following regulations shall apply to adult entertainment business as herein defined.

9.3.1 The purpose of Sections 9.3.1 through 9.3.4 inclusive of this Resolution is to promote the public health, safety and welfare through the regulation of adult entertainment businesses. It is the intent of these sections to regulate entertainment businesses, as defined herein, in such a manner as to prevent the erosion of the character of the surrounding neighborhoods and to prohibit the establishment of such businesses within close proximity to existing churches, amusement arcades, parks and playgrounds within the township.

9.3.2 The following definitions shall apply in the interpretation of this Article:

“Adult Entertainment Business” means an adult book store, adult motion picture theater, adult drive-in motion picture theater, or an adult only entertainment establishment as further defined in this section;

“Adult Book Store” means an establishment which utilizes fifteen percent (15%) or more of its retail selling area for the purpose of retail sale or rental; or for the purpose of display by coin or slug-operated, or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices, or both; and books, magazines, other periodicals, films, tapes and cassettes which are distinguished by their emphasis on adult materials as defined in this section;

“Adult Motion Picture Theater” means an enclosed motion picture theater which is regularly used or utilizes fifteen percent (15%) or more of its total viewing time, for presenting material distinguished or characterized by an emphasis on matter depicting, describing or related to adult material as defined in this section;

“Adult Motion Picture Drive-In Theater” means an open air drive-in theater which is regularly used or utilizes fifteen percent (15%) or more of its total viewing time, for presenting material distinguished or characterized by an emphasis on matter depicting, describing or related to adult material as defined in this section;

“Adult Only Entertainment Establishment” means an establishment where the patron directly or indirectly is charged a fee where the establishment features entertainment or services which constitute adult material as defined in this section, or which features exhibitions, dance routines, or gyrational choreography of persons totally nude, topless, bottomless, or strippers, male or female impersonators or similar entertainment or services which constitute adult material;

“Adult Material” means any book, magazine, newspaper, pamphlet, poster, print, picture, slide, transparency, figure, image, description, motion picture film, phonographic record, compact disc, DVD or tape, other tangible thing, or any service, capable of arousing interest through sight, sound, or touch; and,

9.3.2.1 Which material is distinguished or characterized by an emphasis on matter displaying, describing, or representing sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination; or,

9.3.2.2 Which service is distinguished or characterized by an emphasis on sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination.

“Bottomless” means less than full opaque covering of male or female genitals, pubic area, or buttocks;

“Nude or Nudity” means the showing, representation, or depiction of human male or female genitals, pubic area, or buttocks with less than full opaque covering of any portion thereof; or female breast(s) with less than a full, opaque covering of any portion thereof below the top the nipple; or of covered male genitals in a discernable turgid state;

“Topless” means the showing of a female breast with less than a full, opaque covering of any portion thereof below the top of the nipple;

“Sexual Activity” means sexual conduct or sexual contact, or both;

“Sexual Contact” means any touching of an erogenous zone of another, including without limitation the thigh, genitals, buttock, pubic region, or, if the

person is a female, a breast, for the purpose of sexually arousing or gratifying either person; and,

“Sexual Excitement” means the condition of the human male or female genitals, when in a state of sexual stimulation or arousal.

9.3.3 Conditional Use Permit Required:

No building shall be erected, constructed, or developed; and no buildings or premises shall be reconstructed, remodeled, arranged for use or used for any adult entertainment business unless authorized by the issuance of a conditional use permit in accordance with the provisions of Article 29 of this Resolution. In addition to said provisions, an adult entertainment business shall comply with the following conditional use criteria:

- 9.3.3.1 An adult entertainment business shall comply with the district regulations applicable to all properties in any district in which they are located;
- 9.3.3.2 No adult entertainment business shall be permitted in a location which is within one thousand five hundred (1,500) feet of another adult entertainment business;
- 9.3.3.3 No adult entertainment business shall be permitted in a location which is within one thousand five hundred (1,500) feet of any church, any public or private school, any park, any playground, or any social service facility or neighborhood center;
- 9.3.3.4 No adult entertainment business shall be permitted in a location which is within one thousand five hundred (1,500) feet of any residence or boundary of any residential district; and,
- 9.3.3.5 No adult entertainment business shall be permitted in a location which is within one thousand five hundred (1,500) feet of any boundary of any residential district in a local unit of government abutting the township.

9.3.4 Zoning of Adult Entertainment Business:

Adult entertainment businesses shall be conditionally permitted in the accordance with the following schedule:

<u>Conditionally Permitted Use</u>	<u>Districts Wherein Permitted</u>
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Adult Book Store	M-1 Manufacturing District
Adult Motion Picture Theater	M-1 Manufacturing District
Adult Motion Picture Drive-In Theater	M-1 Manufacturing District
Adults Only Entertainment Establishment	M-1 Manufacturing District

9.4 REGULATION OF GROUP RESIDENTIAL FACILITIES

Sections 9.4.1 through 9.4.5 inclusive shall apply to the location, operation, and maintenance of group residential facilities.

9.4.1 It is the purpose of Sections 9.4.1 through 9.4.5 inclusive of this Resolution to regulate the location, operation, and maintenance of group residential facilities in order to promote the public health, safety, and welfare. It is the intent of these sections to provide for the assimilation of these facilities in stable and suitable neighborhoods so that the living environments of their residents are conducive to their care and/or rehabilitation.

9.4.2 “Group Residential Facility” shall mean any community residential facility, licensed and/or approved and regulated by the State of Ohio, which provides rehabilitative or habilitative services. There are two (2) classes of Group Residential Facilities:

Class I: Any state, federal, or locally approved dwelling or place used as a foster home for children or adults (not including nursing homes) or as a home for the care or rehabilitation of dependent or predelinquent children, the physically handicapped or disabled, or those with development disabilities or mental illnesses. A Class I Type A group residential facility contains six (6) or more residents, exclusive of staff. A Class I Type B group residential facility contains five (5) or less residents, exclusive of staff;

Class II: Any state, federal, or locally approved dwelling or place used as a home for juvenile offenders; a halfway house providing residential care or rehabilitation for adult offenders in lieu of institutional sentencing; a halfway house providing residence for persons leaving correctional institutions; and residential rehabilitation centers for alcohol and drug users, provided detoxification is expressly prohibited on such premises. A Class I Type A group residential facility contains six (6) or more residents, exclusive of staff. A Class I Type B group residential facility contains five (5) or less residents, exclusive of staff.

9.4.3 Conditional Use Permit Required:

A Class I Type B group residential facility is permitted by law in residential districts. No other group residential facility shall be established, operated or maintained on any premises unless authorized by the issuance of a conditional use permit in accordance with the provisions of Article 29 of this Resolution. In addition to said provisions, such group residential facilities shall comply with the following conditional use criteria:

- 9.4.3.1 Evidence is presented that the proposed facility meets the certification, licensing, or approval of requirements of the appropriate state agency;
- 9.4.3.2 Evidence is presented that the proposed facility meets local fire safety requirements for the proposed use and level of occupancy;
- 9.4.3.3 Evidence is presented that the proposed facility will not generate an increase in traffic volume or require special off-street parking;
- 9.4.3.4 Such facilities shall comply with the district regulations applicable to other properties in the zoning district in which they are located;
- 9.4.3.5 No such facility may be located within one-thousand (1,000) feet of another such facility;
- 9.4.3.6 No signs shall be erected by such facility for purposes of identification except a permitted street address sign;
- 9.4.3.7 The exterior of all such facilities shall not be altered in character and shall be compatible with the aesthetics of other residential dwellings. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.
- 9.4.3.8 The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents, to include a structured procedure whereby their grievances may be filed and resolved; and,
- 9.4.3.9 The applicant shall provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

9.4.4 Zoning of Group Residential Facilities:

Group residential facilities shall be conditionally permitted uses as follows:

Class I Type A	R-3 Residential District B-1 Local Business District B-2 General Business District
Class I Type B	All Residential Districts B-1 Local Business District B-2 General Business District
Class II Type A	R-3 Residential District B-1 Local Business District B-2 General Business District
Class II Type B	R-3 Residential District B-1 Local Business District B-2 General Business District

9.4.5 Uniformity with Respect to Granting of Conditional Use Permits:

The granting of conditional use permits for the establishment of Group Residential Facilities shall be uniformly and equitably done, irrespective of considerations beyond the scope of these Regulations.

- 9.4.5.1 The structure shall be in conformance with the siting requirements contained herein; and,
- 9.4.5.2 The structure and any accessory structures or uses will conform to all other regulations in effect for the district in which it is located.

9.5 **REGULATION OF EXCAVATION OR FILL**

Any properties that are subjected to excavation and/or fill by the property owner or their agents are subject to review by the Township Board of Trustees, Township Zoning Inspector or Township Road Foreman. Upon such review, if it is deemed necessary, the County Engineer, Soil & Water Conservation District and/or Regional Planner will be notified for further review, approval, denial, or continuation of said excavation or fill. This applies to all Zoning Districts and is intended to eliminate or change the impedance of the natural flow of water.

9.6 **REGULATION OF PONDS, LAKES OR OTHER WATER DETENTION, RETENTION STRUCTURES**

Section 9.6, inclusive, shall apply to the development of all structures which intentionally or unintentionally store, pool, retain and/or detain water as defined herein.

- 9.6.1 The purpose of these regulations is to guide the development, design, maintenance and structural integrity of ponds, lakes or other water detention/retention structures in Bath Township. It is the purpose of these regulations to promote the public's health, safety and welfare by minimizing local nuisances, as well as potentially dangerous health and safety concerns, and to further the general harmony between and amongst neighbors.
- 9.6.2 Ponds are considered permanent structures for purposes of zoning administration and require a zoning certificate. No pond shall hereafter be located, constructed, repaired, extended, enlarged, converted or altered without full compliance with the terms of this Resolution. All maintenance, construction and/or related improvements to pond structures must be designed by the Soil and Water Conservation Service, a landscape architect or an engineer and be presented to the Township Zoning Inspector for review and approval prior to the issuance of a zoning certificate.
- 9.6.3 "Pond" shall mean a natural or artificially formed structure with an enclosed body of water more than six hundred (600) gallons.
- 9.6.3.1 "Detention Pond" shall mean an artificially formed structure designed to hold storm water runoff, detaining it for a period of time before ultimately slowly discharging the water downstream. Detention ponds are to be designed to compliment large scale residential, commercial and industrial developments. Detention ponds must be designed and constructed to the specifications of a landscape architect or an engineer.
- 9.6.3.2 "Retention Pond" shall mean an artificially formed structure designed to hold water year round with the capacity to accommodate a limited amount of storm water runoff. Retention ponds are reservoirs of natural water designed to enhance aesthetic elements of large scale residential, commercial and industrial developments. Retention ponds must be designed and constructed to the specifications of a landscape architect or an engineer.
- 9.6.3.3 "Agricultural Ponds" shall mean a natural or artificially formed structure which serves as a reservoir of water for year round agricultural use. Agricultural ponds are to be used for agricultural based activities including aquaculture, hatcheries, hydroponics or irrigation and animal-related maintenance/production activities. Agricultural ponds may

also support fire suppression due to the lack of access to municipal water services. The use of such ponds are limited and restricted to those activities supported by the owners. Agricultural ponds shall not engage in off farm commercial uses or in any commercial recreational activities such as, but not limited to, fishing or swimming. Agricultural ponds shall not be located outside of an Agriculture District. Agricultural ponds must be designed and constructed to the specifications of the District office of the Soil and Water Conservation Service, a landscape architect or an engineer.

- 9.6.3.4 "Aesthetic, Garden or Recreational Ponds" shall mean a natural or artificially formed structure which is intended to serve as a permanent reservoir of water serving aesthetic desires and/or as an activity center for year round use. Such ponds are to be designed for year round enjoyment and to further such activities such as wildlife habitats, swimming, fishing, ice skating, etc. Such ponds shall not engage in commercial uses or in any commercial recreational activities without the appropriate Zoning Permit and requisite Health Department approval. Such ponds open to the public shall be subject to the safety conditions/facilities of Section 9.8. Such ponds must be designed and constructed to the specifications of the District office of the Soil and Water Conservation Service, a landscape architect or an engineer.
- 9.6.4 Ponds shall be permitted only as an accessory use in all districts which allow ponds, provided the plans, specifications and construction meet the demands of the respective authorized and approving bodies referred to elsewhere in this Article.
- 9.6.5 Inside top edge of any pond bank or water's edge shall not be located closer than thirty-five (35) feet from any property line and/or road right-of-way on any parcel. (See Illustration E in the Appendix of this Resolution).
- 9.6.6 All ponds, pond mounding, pond run-off and pond drainage is subject to the conditions of Section 9.7 and 9.9 of this Article.
- 9.6.7 In order to further orderly and sustainable development, the location design and maintenance of all ponds shall be coordinated with the Allen County Subdivision Regulations, the Allen County Floodplain Management Regulations, the Allen County Storm Water Management & Sediment Control Regulations and the Bath Township Storm Water Plan as applicable. The burden of compliance with such regulations lies with the property owner. For retention, agricultural and recreational ponds, design issues including size, depth, construction, maintenance, etc., shall

reflect the criteria outlined in the electronic Field Office Technical Guide (eFOTG) made available at the United States Department of Agriculture's (USDA) Natural Resource Conservation Service (NRCS) web site (www.nrcs.usda.gov), or a similar method approved by the appropriate agency.

9.7 LANDSCAPING, MOUNDS, RAISED BEDS, AND OTHER EARTH WORKS

No land shall be graded, cut, or filled so as to create a mound with a slope exceeding a vertical rise of one (1) foot for each three (3) feet of horizontal distance between abutting lot lines.

Major cuts, excavation, grading, and filling, where the same materially changes the site and its relationship with the surrounding areas or materially affects such areas, shall not be permitted if such excavation, grading and filling will result in a slope exceeding a vertical rise of one (1) foot for each three (3) feet of horizontal distance between abutting lot lines or adjoining tracts of land, except where the Township Zoning Inspector, Township Road Foreman and/or County Engineer has determined that adequate provision is made to retain runoff and eliminate the negative consequences of standing water.

9.8 REGULATION OF SWIMMING POOLS

Sections 9.8.1 through 9.8.3 inclusive, shall apply to the location and maintenance of swimming pools as defined below and/or in Article 5 of this Resolution.

9.8.1 Purpose: It is the purpose of Sections 9.8.1 through 9.8.3 inclusive of this Resolution to promote the public health, safety and welfare of the Township through the regulation of swimming pool facilities which are constructed, operated or maintained as an accessory or primary use.

9.8.2 Private Swimming Pools Defined: For the purposes of this Article a private swimming pool includes any pool or open tank not located within a completely enclosed building, and containing or capable of containing water to a depth greater than 1 ½ feet at any point.

Any such swimming pool of more than twelve (12) feet in diameter or more than one hundred (100) square feet in surface area must comply with the following conditions and requirements:

9.8.2.1. Any such pool shall be intended and used solely for the enjoyment of the occupants of the principal building of the property on which it is located and their guests.

- 9.8.2.2. No such pool may be located within the front yard of the property and shall not be located closer than fifteen (15) feet to any property line on which it is located.
- 9.8.2.3. Either the swimming pool or the entire property on which any such pool is located shall be equipped with a lock-out ladder, walled or fenced in such a fashion as to prevent uncontrolled access by children from the street or from adjacent properties. No such fence or wall shall be less than four (4) feet in height, and it shall be maintained in good condition with a gate and locking mechanism.
- 9.8.2.4. Exterior lighting shall be so shaded or directed that it does not cast light directly upon adjacent properties.

9.8.3 **Community or Club Swimming Pools Defined:** For purposes of this Article a community or club swimming pool includes any pool, lake, or pond constructed by an association of property owners, or by a private club for use and enjoyment by members and their families. Such pools must comply with the following conditions and requirements:

- 9.8.3.1. Any such swimming pool shall be intended solely for the enjoyment of the members and families and guests of members of the association or club under whose ownership or jurisdiction the pool is operated.
- 9.8.3.2. Any such swimming pool and accessory structures thereto, including the areas used by the bathers, shall not be closer than seventy-five (75) feet to any property line on which the facility is located.
- 9.8.3.3. Any such swimming pool and all of the area used by the bathers shall be walled or fenced so as to prevent uncontrolled access by children from the street or adjacent properties. Any such wall or fence shall not be less than six (6) feet in height and maintained in good condition. The area surrounding the enclosure, except for the parking spaces, shall be suitably landscaped with grass, hardy shrubs and trees, and maintained in good condition.
- 9.8.3.4. Exterior lighting shall be so shaded or directed that it does not cast light directly upon adjacent properties.
- 9.8.3.5. Such pool facilities shall not operate prior to 9:00 a.m. or after 10:00 p.m.

9.9 **REGULATION OF DRAINAGE**

In all Districts:

Lots shall be developed with due consideration to storm run-off drainage. Lot drainage onto adjoining property shall not be diverted, channeled, or increased so as to cause damage, decrease property values or increase liability to adjoining properties.

Elevation and grade changes are to be accommodated by intercepting the lot drainage before exiting the premises by proper use of systems such as diversion channels, drainage, swales, catch basins with suitable conduits to remove water, or a combination of systems, in keeping with good design practice.

All drainage and drainage control techniques shall be shown and described on plans submitted pursuant to these regulations. Any such plans shall be submitted for approval to the Zoning Inspector along with a recommendation from the Road Foreman of Bath Township and/or the Allen County Engineer's office as provided in these regulations.

Drainage criteria for all construction on lots in Bath Township shall conform to the most current drainage criteria of Allen County subdivision regulations and the Allen County Storm Water and Sediment Control Regulations that may be in effect.