

3-1 DISTRICTS.

In order to carry out the purposes of this Resolution, Green Township is divided into the following zoning districts:

- a. Residential Districts
 1. A Residential ("Lowest" Density)
 2. B Residential
 3. C Residential
- b. Commercial Districts
 1. O Office
 2. D Retail Business
- c. Special Public Interest Overlay Districts
 1. SPI-NQ Special Public Interest-Neighborhood Quality
 2. SPI-SC Special Public Interest-Suburban Center/Corridor
- d. Planned Unit Development Overlay District (PUD) (see applicability in Sections 1-6(e) and 18-2)
 1. PUD Planned Unit Development
- e. Specific Plan Districts
 1. CUP Community Unit Plan Overlay District
 2. DD Planned Retail/Multi-Family District
 3. OO Planned Office/Multi-Family District

3-2 PERMITTED USES.

The uses permissible with a Permitted Use Zoning Certificate, a Conditional Use Zoning Certificate, or a Planned Unit Development (PUD) Zoning Certificate are summarized in the Table of Permissible Uses found in Table 3-10. When used in connection with a particular use in the Table of Permissible Uses, the designations "P", "PUD-1", "PUD-2", "C", and "S-PUD" shall have the following meanings:

3-2.1 Permitted Use.

The letter "P" means the use is permitted as-of-right in the indicated zoning district with a Permitted Use Zoning Certificate issued by the office of the Administrative Official certifying that the plats and plans for the proposed use comply with all applicable provisions of the Northeast Green Township Zoning Resolution.

3-2.2 Planned Unit Development - 1.

The designation "PUD-1" means that based upon the intensity of land use, established in conjunction with Table 3-10, the Table of Permissible Uses, the use is permissible in the indicated zoning district, with a PUD Zoning Certificate issued by the office of the Township Zoning Inspector certifying:

- a. approval of a PUD Plan for the project area by the Northeast Green Township Zoning Commission pursuant to Chapter 18; and

- b. approval of a Zoning Compliance Plan certifying that the plats and plans for the proposed use comply with all other applicable provisions of the Zoning Resolution, including all conditions of approval.

3-2.3 Planned Unit Development - 2.

The designation “PUD-2” means that based upon the intensity of land use, established in conjunction with Table 3-10, the Table of Permissible Uses, the use is permissible in the indicated zoning district, with a PUD Zoning Certificate issued by the office of the Township Zoning Inspector certifying:

- a. approval of the proposed PUD-2 by the Board of Township Trustees because the proposed development exceeds the maximum density or intensity of use established for PUD-1 approval pursuant to Chapter 18; and
- b. that the plats and plans for the proposed use comply with all other applicable provisions of the Northeast Green Township Zoning Resolution, including all conditions of approval.

3-2.4 Conditional Use.

The letter “C” means that the use is permissible in the indicated zoning district, provided it is listed in Table 17-12 in Chapter 17, in Table 3-10, the Table of Permissible Uses, or in any other part of this Resolution, with a Conditional Use Zoning Certificate issued by the office of the Township Zoning Inspector certifying:

- a. approval of the proposed conditional use by the Board of Zoning Appeals pursuant to the standards and procedures set forth in Chapter 17, and
- b. that the plats and plans for the proposed use comply with all other applicable provisions of the Northeast Green Township Zoning Resolution, including all conditions of approval.

3-2.5 Specific PUD.

The designation “S-PUD” means that the use is permissible in the indicated zoning district, with a PUD Zoning Certificate issued by the office of the Township Zoning Inspector certifying:

- a. approval of a zone amendment and PUD Plan for the specific use by the Board of Township Trustees pursuant to Chapter 16 and Chapter 7, and
- b. that the plats and plans for the proposed use comply with all other applicable provisions of the Northeast Green Township Zoning Resolution, including all conditions of approval.

3-2.6 Change of Use (Commercial)

A change in the commercial use of a building or a portion of a building or lot that requires or results in an overall increase in required or actual parking of more than 20% above the preceding actual or required parking for the use - use or uses as determined by Table 12-10 shall be required to comply with all applicable site and buffer landscape standards pursuant to Chapter 14

3-3 ZONING MAP.

The Board of Township Trustees, upon recommendation of the Township Zoning Commission, shall adopt a Zoning Map, in accordance with Section 1-6, which shall set out and delineate the zoning districts established by Section 3-1 with relation to all land within the jurisdiction of these regulations. The Zoning Map is hereby designated, established and incorporated as part of these provisions, and the original, which shall be on file at the office of the Rural Zoning Commission, shall be as much a part of these provisions as if it were fully described in these provisions.

3-4 STATUS OF PLANNED DISTRICTS.

Areas of the Township identified on the Zoning Map which are designated “DD” Planned Retail/Multi-Family Residence District, and “OO” Planned Office/Multi-Family Residence District, prior to the effective date of this Resolution shall continue to be designated as planned development districts as authorized by Ohio Revised Code Section 519.021 and the covenants and conditions as contained in the Board of Township Trustees’ Resolution of approval and development plans approved and in effect at the time of their development shall be retained. Adjustments and revisions shall be administered in accordance with procedures provided for in Chapter seven (7).

3-5 ADDITIONAL USE, HEIGHT AND AREA REGULATIONS AND EXCEPTIONS.

The district regulations hereinafter set forth in this Section qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Resolution.

3-5.1 Height Of Institutions Related To Yards.

Public or private service buildings, hospitals (except as otherwise provided), institutions or schools, when permitted in a District, may be erected to a height not exceeding sixty (60) feet, and churches and temples may be erected to a height not exceeding seventy-five (75) feet if the building is setback from each required yard line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the District in which the building is built.

3-5.2 Height of Single Family Dwelling Related to Side and Rear Yard.

Single-family dwellings in the “A”, “B” and “C” Residential Districts may be increased in height by not more than ten (10) feet when the side and rear yards are increased over the yard requirements of the District in which they are located by not less than ten (10) feet, but they shall not exceed three (3) stories in height.

3-5.3 Structures Exempt from Height Limit.

Church spires, domes, flagpoles, aerials, antennas, windmills, chimneys, cooling towers, elevator bulkheads, fire towers, belfries, monuments, stacks, derricks, conveyors, stage tower or scenery lofts, tanks, water towers, silos, farm buildings, or necessary mechanical appurtenances, may be erected to any lawful and safe height

3-5.4 Rear Yard on Double Frontage Lots.

Rear Yard requirements for buildings on double frontage lots may be waived if an open space is provided equivalent to the required front yard of the district. Such open space shall run parallel with the secondary right-of-way line and shall contain no accessory structures.

3-5.5 Rear Yards Adjacent to Alleys.

In computing the depth of a rear yard or the width of a side yard where the rear or side yard opens on an alley, one half of the alley width may be included as a portion of the rear or side yard as the case may be.

3-5.6 Construction in Required Yard.

Every part of a required yard shall be open to the sky unobstructed, except as otherwise provided in Section 3-5 and except for accessory buildings in a rear yard, and except for the ordinary projections of awnings, bay windows, skylights, sill, belt courses, cornices, wing walls, and ornamental features projecting not to exceed thirty (30) inches in the A Residential District and not to exceed eighteen (18) inches in all other Districts. In residential districts additions to existing single family dwellings may maintain existing side yard setbacks established by the building on the lot if all other setbacks are met.

3-5.7 Low Projections in Required Front and Rear Yards.

Terraces, uncovered porches, platforms, patios, decks, handicapped ramps and ornamental features which do not extend more than three (3) feet above grade may project into a required front or rear yard, but shall not be closer to any side lot line than the side yard requirement.

3-5.8 Stairways and Balconies in Required Yards.

Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a yard not more than five (5) feet and the ordinary projections of chimneys and flues may be permitted but not closer than two (2) feet to any lot line in any case.

3-5.9 Required Yard for Multiple Family Dwellings.

For the purpose of the yard requirements, a two-family or multiple dwelling shall be considered as one building occupying a single lot.

3-5.10 Projection of Porches in Required Front Yards.

A covered, unenclosed or screened porch attached to the main structure may project into a required front yard for a distance not exceeding ten (10) feet.

3-5.11 Front Yards on Infill Sites.

Where forty (40%) percent or more of the lots in a subdivision are occupied by buildings, the minimum front yard on any lot shall not be less than the average depths of the front yards of the two buildings on each side and within one hundred (100) feet of such lot, or where there is a building within one hundred (100) feet of the lot on one side only, the minimum front yard shall be the same as that of such adjacent building, provided, however, that no yard shall be required to exceed seventy-five (75) feet in the "A" Residential Districts or to exceed fifty (50) feet in any other district requiring a front yard.

3-5.12 Limitation of One Main Building on Lot.

Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main building on a lot except as specifically provided hereinafter in Section 3-5.13.

Where a proposed building/development is located on several lots of record, such parcels shall be consolidated prior to issuance of a Zoning Certificate. Furthermore, all accessory structures shall be located on the same parcel as the principal use.

3-5.13 Yard Requirements Where Lot Includes More Than One Main Building.

Where a lot is used for institutional, commercial, or multiple family purposes, and where the zoning compliance plan is specifically approved therefore by the Township Zoning Inspector, more than one main building may be located on the lot, but only when such buildings conform to all yard and open space requirements at the perimeter of the lot for the district in which the lot is located.

3-6 AGRICULTURE REGULATIONS.

Except as hereinafter provided, nothing contained in this Resolution shall regulate the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such use, building or structure, for lots that are five (5) acres or greater. Lots greater than one acre and less than five acres are subject to Suburban Agriculture uses per Table 3-10.

3-7 AGRICULTURAL AND SUBURBAN AGRICULTURAL USES.

A building or premises shall be used only in accordance with the following requirements if listed as "permitted" in Table 3-10:

3-7.1 Agricultural Setbacks.

Agriculture on lots as provided in this section provided any buildings, structures, exterior storage, refuse, livestock pens, or supplies shall be at least one hundred (100) feet from every property line of adjacent parcels in residence or office districts and further provided that specific agricultural uses listed in this article shall comply with specific standards for such uses.

3-7.2 Greenhouse Setbacks.

Greenhouses over one-hundred thirty square feet in size on lots as provided in this section shall be at least sixty (60) feet from every property line of adjacent parcels in residence or office districts, provided any

exterior storage or refuse or supplies and the heating plant shall be at least one hundred (100) feet from every property line of adjacent parcels in residence districts.

3-7.3 Agricultural Accessory Uses.

Accessory buildings and uses customarily incident to any permitted agricultural or suburban agricultural use:

- a. Compost piles or bins, on lots as provided in section 3-6, and 3-7 which are located on the premises and at least twenty-five (25) feet from every property line.
- b. Roadside stands, or farm markets, on exempt lots as provided in section 3-6, where 50 percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year and provided that the structure shall not exceed eight hundred (800) square feet and such structure and parking areas shall be at least sixty (60) feet from every property line of adjacent parcels in residence districts; and that a sign advertising such products shall not exceed twelve (12) square feet in area.

3-8 DAIRYING, AND ANIMAL AND POULTRY HUSBANDRY REGULATIONS.

Except as hereinafter provided, nothing contained in this Resolution shall prohibit the use of any land for dairying, and animal and poultry husbandry or the construction or use of buildings or structures incident to the use for such agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such use, building, or structure, for lots that are five (5) acres or greater. Lots greater than one acre and less than five acres are subject to agricultural setback limitations per Section 3-7, provisions of Section 3-9 and Suburban Agriculture uses per Table 3-10.

3-9 DAIRYING, AND ANIMAL AND POULTRY HUSBANDRY USES.

A building or premises shall be used only in accordance with the following requirements if listed as “permitted” in Table 3-10:

3-9.1 Veterinary Facilities and Animal Care.

In any residential district veterinary facilities or other animal care facilities, including livery stables, riding academies, and grooming parlors on lots as provided in Section 3.8, are permitted if any outside animal enclosure or outside run is at least one hundred (100) feet from any property line of adjacent parcels in residence or office districts

3-9.2 Veterinary Facilities in Office Districts.

In the “O” Office District, veterinary facilities are permitted only without outside runs.

3-9.3 Veterinary Facilities in Retail Districts.

In the “D” Retail Business District, veterinary facilities or other animal care facilities, including livery stables, riding academies, and grooming parlors, on lots as provided in Section 3.8, are permitted if any outside animal enclosure or outside run is at least one hundred (100) feet to any property line of adjacent parcels in residence or office districts.

3-9.4 Agricultural Accessory Uses.

Accessory buildings and uses customarily incident to any of the uses in section 3.8, including:

- a. Household Pet /Private Kennel Enclosures. The keeping of household pets provided, however, that any exterior enclosure in which household pets are kept shall be located in the rear yard and such enclosure (except property line fences) shall be at least twenty (20) feet from every property line.
- b. Livestock Enclosures. The keeping of livestock, on lots as provided in section 3-8, provided, however, that any such accessory buildings or enclosures (including all fences), for such animals or fowl, other than household pets, shall be at least one hundred (100) feet from every property line.

Table 3-10- Table of Permissible Uses

Zoning Certificates (Designations and Requirements)	P = Permitted as-of-right with a Permitted Use Zoning Certificate after approval by the Northeast Green Township Zoning Inspector
	PUD-1 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Northeast Green Township Zoning Commission
	PUD-2 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Board of Township Trustees
	C = Permissible with a Conditional Use Zoning Certificate after public hearing and administrative approval by the Board of Zoning Appeals
	S-PUD = Permissible with a Planned Unit Development Zoning Certificate after legislative approval of a zoning amendment to a Specific Plan District by the Board of Township Trustees
Zoning Districts	A-C = Single Family Residence Districts including A, B and C
	O = Office District/Multi-Family
	D = Retail Business District/Multi Family
	DD = Planned Multi-Family District/Retail/Multi-Family
	OO = Planned Office District/Multi-Family
Intensity	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way)

Permissible Uses By District					
Zoning District	A-C	O	D	DD	OO
Residential Uses					
Single Family Dwelling Unit					
Detached	P	PUD-1	PUD-1	S-PUD	S-PUD
Low Density (Based on Underlying Zone)	PUD-1	PUD-1	PUD-1	S-PUD	S-PUD
Moderate Density (Max 9.7 DU/A)		PUD-1	PUD-1		S-PUD
High Density (Max 14.5 DU/A)		PUD-2	PUD-2		S-PUD
Accessory in home Day Care Child- Type A	C	PUD-1	PUD-1	S-PUD	S-PUD
Accessory in home Day Care Child- Type B (Six children or less)	P	P	P	S-PUD	S-PUD
WITH Group Home	C			S-PUD	S-PUD
Multi-Family					
Low Density Duplex (2-unit building) Max Density (5.8 DU/A)	PUD-1	P	P	S-PUD	S-PUD
Moderate Density (Max 9.7 DU/A)		P	P	S-PUD	S-PUD
High Density (Max 14.5 DU/A)			PUD-1	S-PUD	S-PUD
<i>(Table Continued Next Page)</i>					

Zoning District	A-C	O	D	DD	OO
Commercial Uses					
Office					
Low Intensity (Max ISR= .60)		P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)		PUD-1	P	S-PUD	S-PUD
High Intensity (ISR over .75)		PUD-1	PUD-1	S-PUD	S-PUD
<p>Note: The following office uses are permissible in the zone Districts indicated above with the zoning certificate specified for the applicable level of intensity (except as noted below*):</p> <ol style="list-style-type: none"> 1.) Accounting Services 2.) Architectural Services 3.) Banking or Financial Institution 4.) Banking with Drive-in or Drive-through Facility 5.) Dental Laboratories 6.) Funeral Home or Mortuary 7.) Legal Services 8.) Medical Laboratories 9.) Medical Office or Clinics 		<ol style="list-style-type: none"> 10.) Optical Laboratories 11.) Professional Consulting Services 12.) Psychological Counseling 13.) Real Estate and Securities Brokering 14.) Tax Preparation Services 15.) Art Gallery or Interior Decorating Service 16.) General Office Uses, with no onsite sale of a commodity 17.) Insurance Sales and Consultation 			
Retail					
Low Intensity (Max ISR= .60)			P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)			PUD-1	S-PUD	S-PUD
High Intensity (ISR over .75)			PUD-2	S-PUD	S-PUD
Dance/Concert Clubs (Occupancy greater than 100)			C		
<p>Note: The following retail business uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity:</p> <ol style="list-style-type: none"> 1.) Amusement Park 2.) Art Gallery, Antique Store, Interior Decorator Service 3.) Automobile and Truck Rental 4.) Automobile Part Sales 5.) Automobile, Motorcycle, Truck, Recreational Vehicle and Trailer Sales, Rental Service 6.) Batting Cage 7.) Barber Shops & Beauty Salons 8.) Billiard Parlor or Pool Room 9.) Bowling Alley 10.) Building Materials, Sales & Distribution 11.) Car Wash - full service 12.) Convenience Store (with or without gas pumps) 13.) Delicatessens, Bakeries, Produce/Meat Markets 14.) Drive in or Drive through Facility 		<ol style="list-style-type: none"> 15.) Durable Goods (furniture, appliance, ect,) sales & service 16.) Dry Cleaning 17.) Gasoline Service Station (with repair) 18.) General Retail- soft goods (clothing, fabric, gifts, jewelry) 19.) Grocery & Drug Stores 20.) Health & Fitness Clubs/Swimming & racquet clubs open to the public for a fee 21.) Machinery & Equipment sales, rental and service 22.) Miniature Golf Course 23.) Photo Lab, Camera sales or service, Media studio 24.) Restaurant/Bar with or without drive in 25.) Service Establishments: (Dry Cleaning or Laundry Pick Up, Stations, Print Shops, Tailoring, Shoes or Hat Repair) 26.) Shopping Center (mixed-use retail) 27.) Skating Facility 28.) Studio: Art, Dance, Gymnastics, Music 29.) Theater, Movie or Live Performance Space 30.) Themed Special Purpose Venue 31.) Dance Club/Concert Club occupancy less than 100 32.) Mechanical and Home Improvement Contractor 			
Adult Entertainment Establishment					
Low Intensity (Max ISR= .60)			PUD-2		
Moderate Intensity (Max ISR= .75)					
High Intensity (ISR over .75)					
<i>(Table Continued Next Page)</i>					

Zoning District	A-C	O	D	DD	OO
Recreation, Community Facility – Private (nonprofit or privately owned and operated country clubs, swim and tennis facilities/clubs & YMCA’s); athletic fields & golf courses					
Low Intensity (Max ISR= .60)	C	P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR=.75)	C	PUD-1	PUD-1	S-PUD	S-PUD
High Intensity (ISR over .75)	C	PUD-2	PUD-1	S-PUD	S-PUD
Campground or Summer Camp (Public or Private)	C				
Recreation Center, Internal (Public or Private)	C				
Recreation, Community Facility – Public (public owned or operated athletic fields, golf courses, swim/tennis facilities, parks, playgrounds, wildlife reserves, forests, senior centers, recreation centers, cultural and entertainment facilities)					
All Intensities	P	P	P	S-PUD	S-PUD
Cultural and Entertainment Facility (museum, outdoor drama theater (not drive-in), botanical garden and zoo)					
Low Intensity (max ISR=.60)	C	P	P	S-PUD	S-PUD
Moderate Intensity (max ISR=.75)	C	PUD-1	PUD-1	S-PUD	S-PUD
High Intensity (ISR over .75)	C	PUD-2	PUD-2	S-PUD	S-PUD
Agricultural Uses					
Rural Agriculture on Lots greater than 5 acres	EXEMPT IN ALL DISTRICTS				
Suburban Agriculture Minimum lot size 1-acre	P	P	P	P	P
Note: The following suburban agriculture uses are permitted as-of-right in the zone districts indicated above with a Permitted Use Zoning Certificate subject to compliance with the regulations for Agricultural Uses in Chapter 3: 1) Aquaculture & Fishing Lakes 2) Floriculture 3) Horticulture 4) Ornamental Horticulture 5) Olericulture	6) Pomiculture 7) Viticulture & Winemaking 8) Private Compost Piles 9) Farm Markets (Accessory Use) 10) Beekeeping 11) Keeping of Household Pets 12) Kennel (private) 13) Club Activities 14) Future Farmers of America Activities Farming of Trees, Mushrooms, Sod, Tobacco & Field Crops				
Other Agriculture Uses (lots greater than 5 acres)					
Greenhouses	C	P	P		
Farm Markets (Principal Use)	P				
Keeping Of Exotic Wildlife					
Commercial Kennel	P	P	P	S-PUD	S-PUD
<i>(Table Continued Next Page)</i>					

Zoning Categories	A-C	O	D	DD	OO
Kennel (Commercial)					
Lots greater than 1 acre		P	P	S-PUD	
Lots 1 acre or less					
Riding Stables					
Lots greater than 1 acre	P	P	P		
Lots 1 acre or less					
Veterinary Facility (without outside run)					
Lots greater than 1 acre		P	P		
Lots 1 acre or less			P		
Veterinary Facility (with outside run)					
Lots greater than 1 acre		PUD-1	P		
Lots 1 acre or less			PUD-1		
Institutional and Public Service Uses					
Institutional					
Low Intensity (Max ISR= .60)	C	P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)	C	PUD-1	PUD-1	S-PUD	S-PUD
High Intensity (ISR over .75)	C	PUD-2	PUD-2	S-PUD	S-PUD
<p>Note: The following institutional uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity (except as noted below):</p> <ol style="list-style-type: none"> 1) Day Care Center, Child 2) Hospital 3) Continuing Care Retirement Facility 					
Cemetery	C	P	P	S-PUD	S-PUD
Correctional Facility					
Halfway House					
Church					
Low Intensity (Max ISR= .50)	P	P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)	PUD-1	P	P	S-PUD	S-PUD
High Intensity up to 90% ISR @ existing Building/Site > .75 ISR			P		
Nursing and Convalescent Home					
Low Intensity (Max ISR= .60)		P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)		PUD-1	PUD-1	S-PUD	S-PUD
High Intensity (Max ISR over .75)		PUD-2	PUD-2	S-PUD	S-PUD
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Permissible Uses (Cont.)					
Zoning Categories	A-C	O	D	DD	OO
Schools (pre-school, elementary, junior high, middle, high, vocational & professional)					
Low Intensity (Max ISR= .60)	C	P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)	C	PUD-1	PUD-1	S-PUD	S-PUD
High Intensity (Max ISR over .75)	C	PUD-1	PUD-1	S-PUD	S-PUD
University or College					
Low Intensity (Max ISR= .60)	C	P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)	C	PUD-1	PUD-1	S-PUD	S-PUD
High Intensity (Max ISR over .75)	C	PUD-2	PUD-2	S-PUD	S-PUD
Public Service Uses					
Low Intensity (Max ISR= .60)	P	P	P	S-PUD	S-PUD
Moderate Intensity (Max ISR= .75)	P	P	P	S-PUD	S-PUD
High Intensity (Max ISR over .75)	PUD-1	PUD-1	PUD-1	S-PUD	S-PUD
<p>Note: The following public service (government owned or operated) uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity:</p> <ol style="list-style-type: none"> 1) Government Facility 2) Government Storage Yard 3) Library 4) Park and Ride Facility 5) Police and Fire Station 					

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