

SECTION 8.5 CONDITIONS OF APPROVAL

In granting any Conditional Use, the Board of Zoning Appeals, **may include and is not limited to require the following items** (where permitted) **to** protect the general health, safety and welfare of the community:

- A.** Increased landscaping requirements.
- B.** Screening between proposed Conditional Use and adjacent property and/or roadway.
- C.** The location of parking areas.
- D.** Hours and/or days of operation.
- E.** Lighting locations, source, intensity, and areas to be illuminated.
- F.** **Plan to mitigate any disturbances during construction of Conditional Use.**
- G.** **Potential noise impacts of the Conditional Use including the source and intensity and a plan to mitigate any off-site effects.**

MONCLOVA TOWNSHIP ZONING RESOLUTION SUPPLEMENTAL REGULATIONS

Section 9.____

Permitted Uses in the JEDZ (The Toledo, Maumee, and Monclova Joint Economic Development Zone) Permitted uses require a permanent, brick-and-mortar structure with a minimum of [number] on-site **human** employees during operating hours.

Excluded Uses in the JEDZ District. Automated, unattended self-service kiosks, micro-markets **unless inside an existing human staffed business for employees of that business**, or robotic, passive commercial establishments **enterprises**, where the primary purpose is the retail sale of goods without on-site, in-person assistance, are prohibited in this district.

Terminology:

- **"Unattended"**: Focuses on the lack of supervision.
- **"Self-service"**: Focuses on the lack of direct service.
- **"Active attendant required"**: Specifies that a person must be present.
- **"On-site staffing"**: Ensures the business cannot be run remotely.
- **"No-impact use"**: Emphasizes the lack of active business interaction.
- ~~Micro markets are unstaffed, self-service retail kiosks located in workplaces, lobbies, and break rooms that replace or supplement traditional vending machines.~~ **A micro market is a self-contained, unattended retail space where consumers can purchase food, beverages, and snacks using automated self-checkout kiosks. Typically installed within controlled corporate environments, breakrooms, or institutional settings, they act as a hybrid between traditional vending machines and a small, modern convenience store. (Definition from Google AI.)**

"Unmanned/Automated Service Facility" shall mean any vending machine, automated kiosk, automated teller machine (ATM) **unless part of an existing human staffed business**,

robotic service unit, or micro-market that operates without ~~at least 5~~ human employees or attendants present on-site to assist customers during all operating hours.

Any commercial operation that relies primarily on artificial intelligence or automated systems to complete transactions without on-site human staff.

"Passive Commercial Enterprise" shall mean any commercial activity where the sale of goods or services is conducted exclusively through automated or self-service, with no active, direct, in-person engagement by employees or agents of the business operator.

Examples include but are not limited to car/truck washes, laundromats, ~~self~~ ~~storage/~~storage or warehousing, solar or wind-turbine energy array, automated ~~d~~ fuel or powering stations.

Notwithstanding the foregoing, any such properties within the JEDZ shall be subject to the provisions of the zoning resolution.