

0 Roberts Road, Jackson OH future deed restrictions

The Property (39.994 acres) shall be used solely for residential and limited agricultural purposes. The following uses are permitted:

- “Single family residential use”
- “Hobby Farming operations not conducted on a commercial industrial scale.”
- “Pasture-based agriculture, including raising beef cattle.”
- “Home based office use that does not involve customer traffic signage, or employees on site.”

The following uses are expressly prohibited:

- Commercial livestock operations
- Junkyards or salvage location
- Commercial and industrial businesses
- Multi-family or rental users

The following uses are expressly prohibited:

1. "Commercial Livestock Operations

Large-scale or intensive livestock operations, including but not limited to commercial poultry (chicken) farms, hog or swine production facilities, and dairy farming operations conducted for commercial milk production."

2."Junkyards and Salvage Operations

Junkyards, salvage yards, scrap storage, or accumulation of inoperable vehicles or machinery not incidental to permitted agricultural or residential use."

3."Commercial and Industrial Businesses

Any commercial or industrial business open to the public, including retail, manufacturing, repair services, or similar enterprises."

4.Multi-Family or Rental Uses

Apartments, multi-family dwellings, rental cabins, short-term rental units, or similar income-producing residential uses are prohibited."

1. Commercial Business

"Commercial Business" means any activity conducted on the Property for the purpose of generating income, profit, or financial gain, whether full-time, part-time, or incidental, that involves the sale, lease, or provision of goods or services to any person other than the occupants of the Property.

Commercial Business includes, but is not limited to:

- Retail, wholesale, or online sales operations conducted from the Property

Service businesses involving on-site customers, clients, or patients.
Manufacturing, fabrication, processing, or assembly operations
Storage, warehousing, or distribution of goods for business purposes
Equipment yards, contractor yards, or similar operations
Junk yards, salvage yards, recycling facilities, or scrap operations
Commercial agricultural operations such as large-scale poultry, swine, or dairy
Production

Commercial Business does NOT include:

A permitted Home Office that:

Is incidental to residential use.

Has no exterior signage

Has no non-resident employees working on-site

- Does not create regular traffic, deliveries, noise, or visual disturbance

A Hobby Farm must meet all the following:

No large-scale or intensive agricultural production

No use of the Property as a primary source of income

No regular commercial traffic (including semi-trucks or freight)

No on-site employees other than residents of the Property

No industrial equipment or operations

Permitted Hobby Farm activities may include:

Keeping a limited number of animals for personal use

Gardening or small-scale crop production

Raising animals for personal consumption