

Orange Township Zoning Open House

July 26th, 2023

Welcome!
Welcome!
Welcome!

The goal of today's Open House is to provide information on the Draft Zoning Resolution for Orange Township and collect feedback on what is in the proposed code from the public.

How it works:

- » Start at the Proposed Zoning Map & pick up a Zoning 101 reference sheet.
- » Make your way to each station to learn about the proposed code and provide your input.
- » If you would like some guiding questions for the various stations, choose a Scenario Card that interests you.

Please Sign-In!



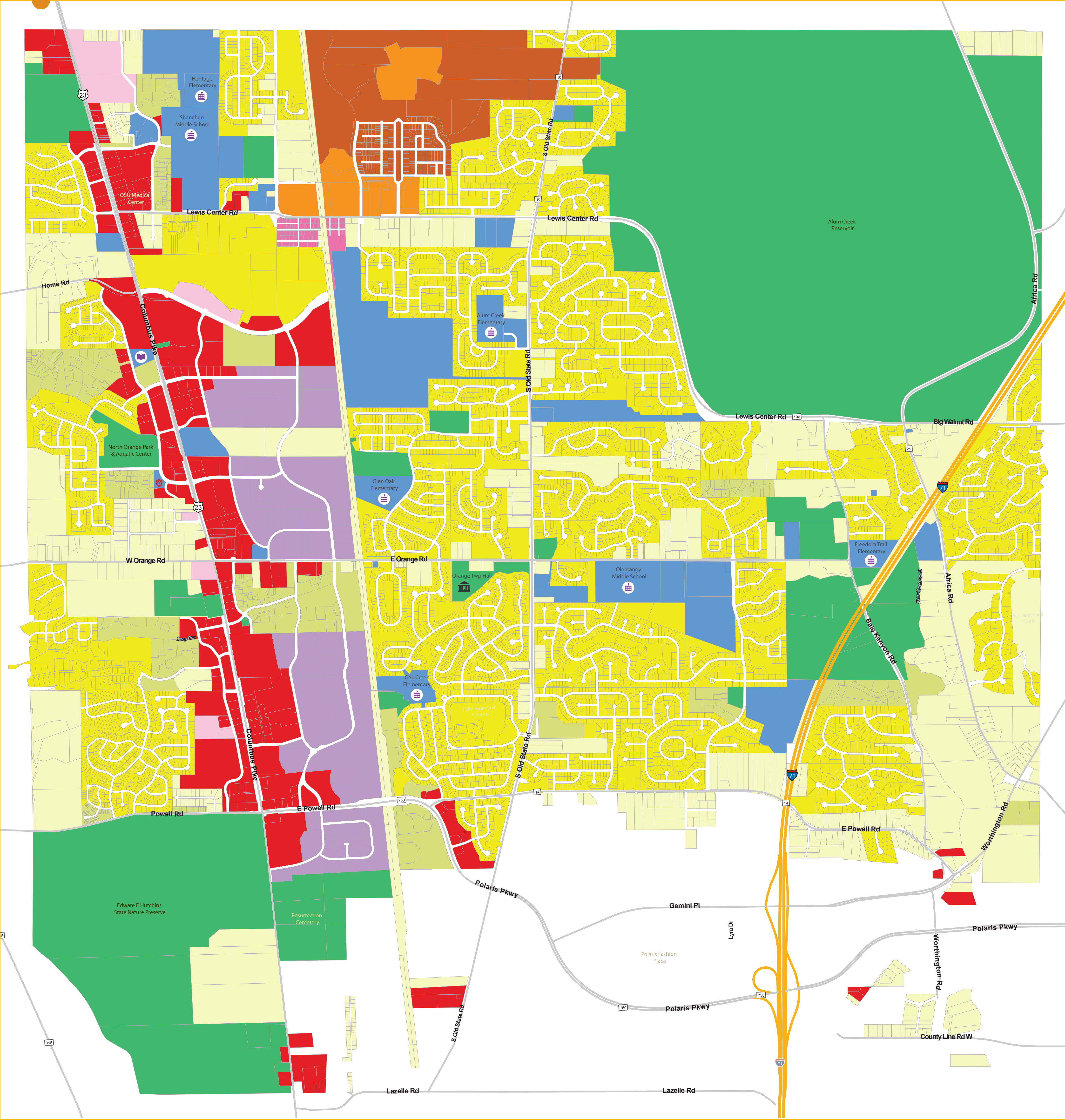
Scan the QR code to sign in on your phone or sign in on one of the computers.

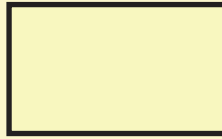



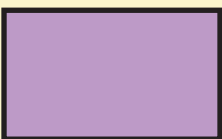

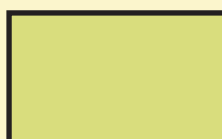







PROPOSED ZONING

Use this map to help you find which zone you live in and which zones you are interested in learning more about.

Take a Zoning 101 reference sheet and a Scenario Card to help as you work your way through the stations!



	Rural Residential Zone (RR)		Commerical Corridor		Evans Farm District - Mixed-Use Subarea
	Neighborhood Zone (NZ)		Flex Employment Zone (FE)		Evans Farm District - Residential Subarea
	Community Living Zone (CL)		Mixed-Use Center District (MUC)		Lewis Center District (LC)
	Parks and Open Space (POS)		Campus and Institutional Zone (CI)		Route 23 Corridor Overlay District (RCOD)



Permitted and Conditional Uses (Excerpt)

		<div><div>● Permitted Use</div><div>○ Conditional Use</div></div>										
		CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	RR
Accessory	Home-Based Business	●	●	●	●	●	●	●	●	●		●
	Solar Facility	●	●	●	○		●	○	●	●	●	●
	Swimming Pool	●	●	●	●		●	●	●	●	●	●
	Walk-Up / Bike-Up Window	●	●		●		●	●	●			
Agriculture / Industrial	Manufacturing	●					●					
	Agriculture	●	●	●	●	●	●	●	●	●	●	●
	Light Industrial	●					●					
	Heavy Industrial						○					
	Warehousing / Logistics	○					●					
Commercial	Adult Entertainment Business	●					●					
	Restaurant	●	●	○	●		●	●	●	○		
	Small Business	●	●	○	●		●	●	●	○		
	Food Sales, Large Grocery	●	●				●		●			
	Garden Center (Section 3.05)	●	●				●	●	●			
	Offices, Business and Professional	●	●	○	●		●	●	●	○		○
	Standalone Drive-Through Facility	●	●	○	●		●		●			
	Retail Gasoline and Convenience	●			●		●	●	○			
	Large Retail Store - Over 50,000 GFA	●										
	Beverage Sales, Liquor, Beer, or Wine Store	●			●		●		●			
	Beverage, Brewing and Distilling	○			●		●		●			
	Veterinary Clinic/Kennel	●	○/●		●		●	●/○	●			
	Funeral Home	●					●	●	●			
	Bed & Breakfast	●	●		●		●	●	●	○		○
	Overnight Lodging	●	●		●			○	●			
	Short-Term Rental	○	○				●	●	●	○		○
	Vehicle Sales and Service / Repair Garage	○					●					
Temporary	Concession Stand	●	●		●		●	●	●		●	
	Construction Trailer (Section 3.12)	●	●	●	●		●	●	●	●	●	●
	Temporary Events	●	●	●	●		●	●	●	○	●	○

		<div><div>● Permitted Use</div><div>○ Conditional Use</div></div>										
		CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	RR
Congregational	Theater / Arts Center	●	●		●		●	●	●		●	
	Community Center	●	●	○	●		●	●	●	○	●	○
	Event Center	●	●		●		●	●	●		●	●
	Private Club	●	●		●		●	●	●			
	Religious Assembly	●	●	●	●		●	●	●	●		●
Education / Child Care	Commercial College	●	●				●		●			
	Day-Care Center	●	●	○	●		●	○	●	●		
	Home Day-Care		●	○	●			○	●	●		○
	College/University	●	●	●	○		●	●	●	●		●
	Primary/Secondary School	●	●	●	○			●	●	●		●
Health & Wellness	Clinic / Urgent Care	●	●	○			●		●	○		
	Fitness Facility/Gym	●	●	○	○		●	○	●	○		○
	Hospital / Emergency Facility	●	●				●					
	Massage and Physical Therapy	●	●	○	○		●	○	●	○		
Public	Cemeteries	●	●	●			●	○	○	●	●	●
	Collection and Recycling Facility	●	●		○		●	○				●
	Government Administration	●	●		●		●	●	●		●	●
	Park	●	●	●	●		●	●	●	●	●	●
	Utility Generation Facility	●	●		●		●	●	●	●		●
Recreational	Small Commercial Recreation Indoor/Outdoor	●	●	○	●		●	●	●			
	Large Indoor Commercial Recreation	●	●				●					
	Large Outdoor Commercial Recreation	●	●		●		●					
Residential	Accessory Dwelling Unit (ADU)		○	●	○	○		○	●	○		○
	Residential (1-2 Units)			●	●	●		●	●	●		●
	Residential (2-5 Units)			●	●			●	●	○		○
	Residential (6+ Units)		●	●	●			●				
	Senior Living / Skilled Care Facility	●		●	●	●			●			
	Transitional Dwelling			○	●	●		○	○	○		○
	Group Home / Supportive Housing			○	○	○		○	○	○		○

What's Allowed?



- 1. Spin the wheel to choose a Zone/District.
- 2. Draw a Land Use card.
- 3. Use the Permitted Use table to determine if that is a permitted, conditional, or prohibited land use in the Zone/District.
- 4. Place the land use in the correct column!

Zone	Permitted	Conditional	Prohibited
CC			
CI			
CL			
EF-1			
EF-2			
FE			
LCV			
MU			
N			
POS			
RR			

SHOW ME A SIGN



Temporary Signs			
Sign Type	Max. Area	Max. Height	Time Limits
A-Frame or T- Frame Sidewalk Signs (Non-Residential Districts Only)*	8 sqft	4 ft	Limited to the business' hours of operation
Balloon or Air Activated Graphics (Retail and Services Uses Only)	50 sqft	12 ft	14 consecutive days, one time/year
Banner Signs	24 sqft	Below roofline	14 consecutive days, 4 times /year; new businesses up to 90 days after opening
Pennant Sign	24 sqft	8 ft	14 consecutive days, 4 times/year
Yard Signs – Small	24 sqft	5 ft	14 consecutive days, 4 times/year

*A-frame or t-frame signs shall be limited in location to be placed on a sidewalk within 100 feet of a building’s pedestrian entrance or within 200 feet of an entrance to a subdivision.

Freestanding Signs*			Building Signs	
Distance from ROW	Max. Area	Max. Height	Type of Building	Max. Sign Area
5 to 24.9 feet	30 sqft	6 ft	Smaller-Scale Non-Residential Building (<150,000 ft² of GFA)	1.5 ft² per foot of façade width on which the sign is located
25 to 39.9 feet	50 sqft	8 ft	Large-Scale Nonresidential Buildings with a Single Tenant (>150,000 ft² of GFA)	No larger than 5% of the total façade area of the building façade on which the sign is located
40 feet or more	75 sqft	8 ft	Large-Scale Non-Residential Building with Multiple Tenant Spaces (>150,000 ft² of GFA)	1.5 ft² per foot of façade width on which the sign is located**

*The base of a freestanding sign shall not be a pole or multiple poles.

**For properties with multiple tenants, the ratio shall be applied to the building façade width (in lineal feet) assigned to each individual tenant.

Sign Illumination

Signs may have internal or external illumination provided that illumination:

- be shielded from all streets and residential buildings
- shall not cause glare for pedestrians, drivers, or other properties
- shall not incorporate lighting that flashes, moves, or changes (with the exception of EMCs)

Prohibited Signs

- X Beacons

X Searchlights
- X Pole Signs

X Animated Signs*

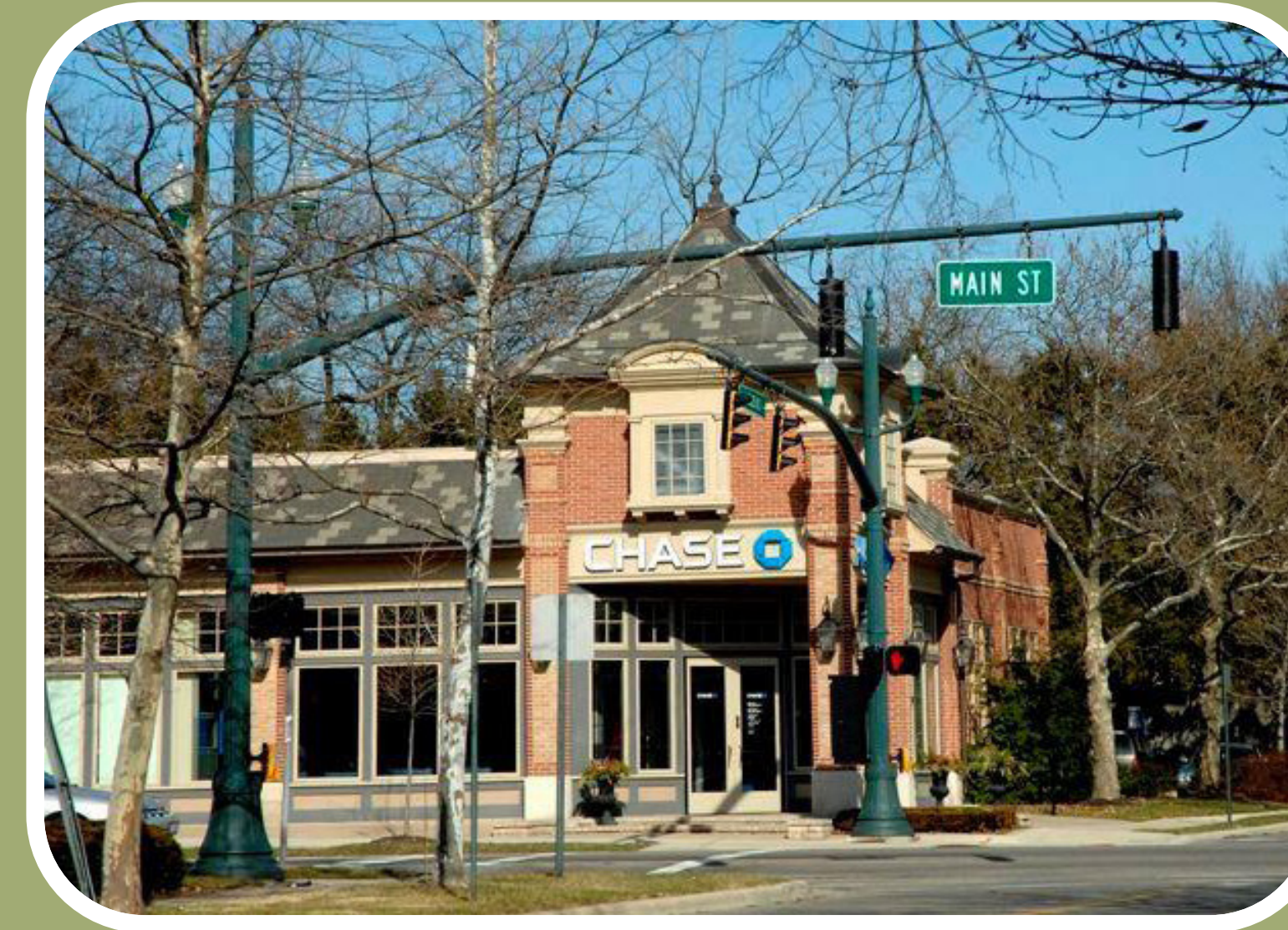
*Electronic Message Centers (EMCs) may transition by fading, dissolving, or instant changes, but shall not scroll, travel, or flash. A transition sequence must be completed in no more than two (2) seconds.

Based on the regulations in the zoning resolution, which of these signs would be permitted? Which would be prohibited and why?



I WOULD LIKE TO SEE...

Place a green dot on the style of building you would like to see in the Township. If there is a style you do not want to see add a red dot. If there is something specific you want to say, write it on a post-it and add it to the board!



Non-Residential Design Standards

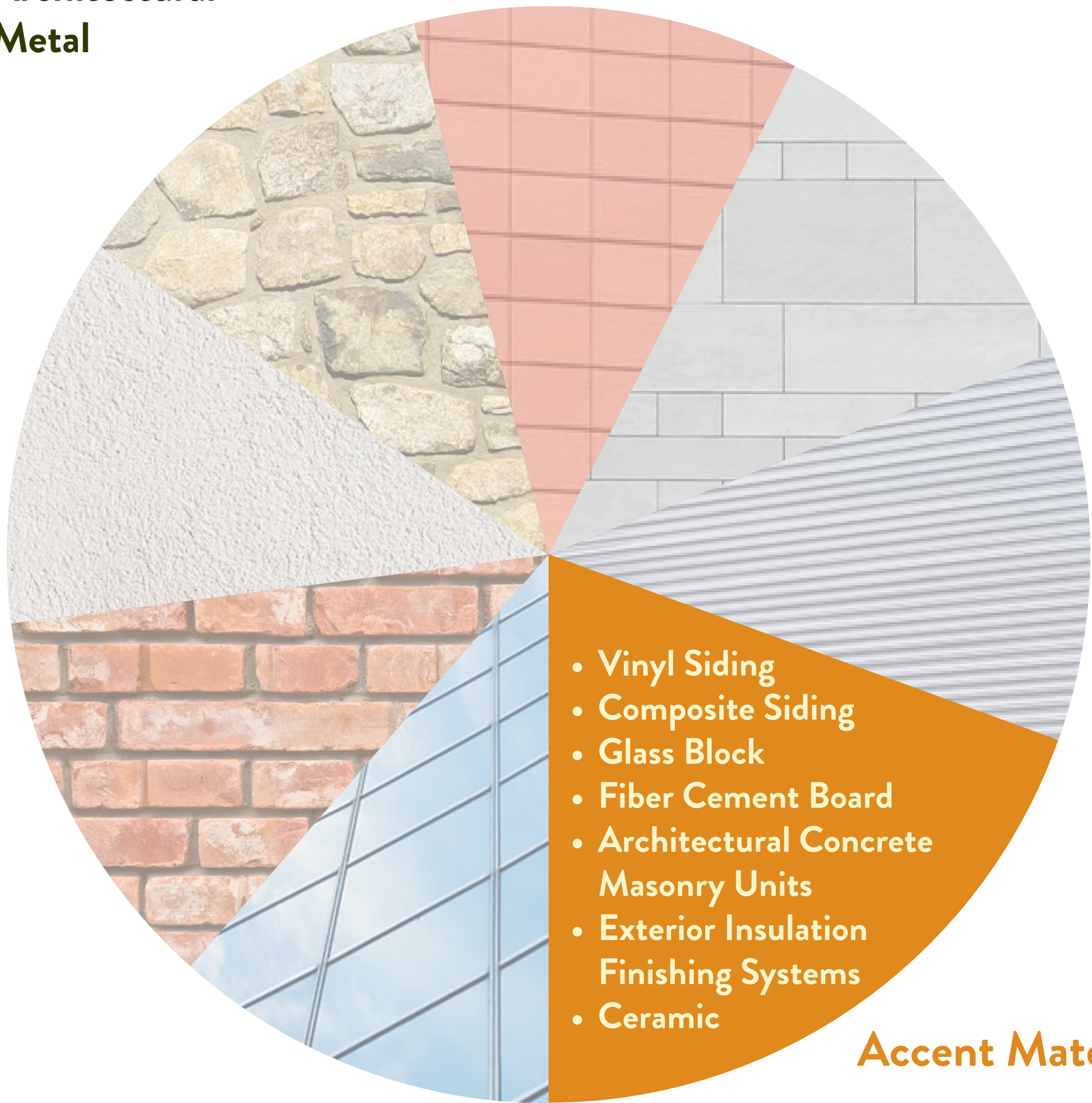


In the districts and zones where the Facade Design Standards apply, mixed-use, commercial, or other non-residential buildings shall incorporate at least 3 of the elements shown below and follow the material requirements for all Street-Facing Facades.

Predominant Materials

80% minimum

- Brick
- Concrete Cladding
- Stone
- Terra Cotta
- Glass
- Stucco
- Architectural Metal



Accent Materials
20% maximum

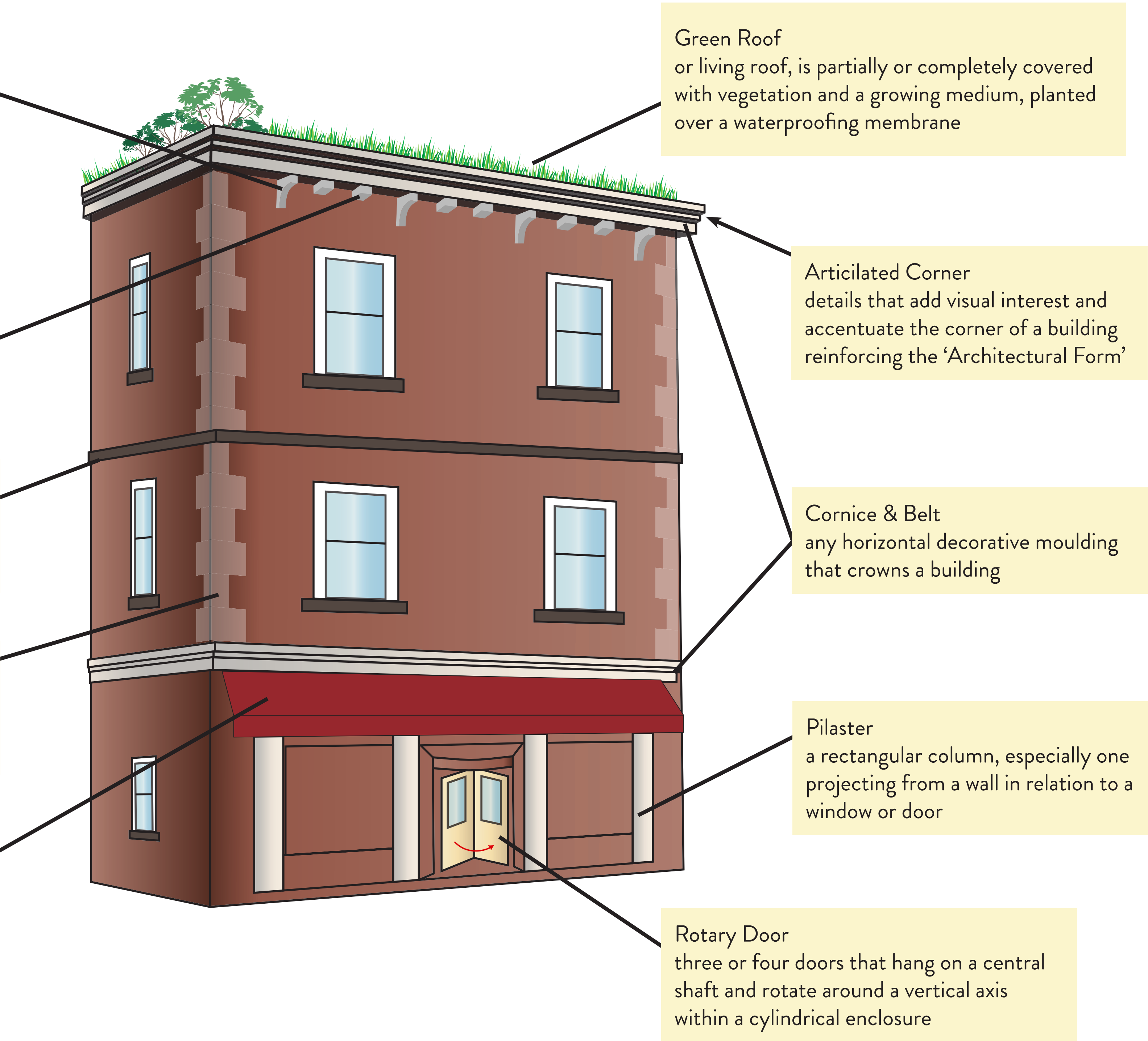
Corbel
a structural piece of stone, wood or metal jutting from a wall, a type of bracket.

Modillion
an ornamental block under the projection of a cornice, more horizontal in shape and less imposing than a corbel

Belt Course
a molding or continuous row of bricks or stones running horizontally along the building

Quoins
stone or wood blocks, usually decorative, on the corner of a structure's exterior

Awning / Canopy
a projection that provides weather protection, identity or decoration



- Applies
- Applies if made a condition for approval of development

CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	PUD	RR
●	●	●	●	●	●	●	●		○	●	

General Standards & Applicability

When does the new Zoning Resolution apply?

Article 4. Generally Applicable Regulations

- » All uses established or placed into operation on or after the effective date of this Zoning Resolution shall comply with the performance standards.
- » No use in existence prior to the effective date of this Zoning Resolution shall be altered or modified in a manner that conflicts with these standards.

Article 5. Landscaping, Screening, & Buffering

- » The purpose of this article is to provide consistent standards for landscaping, screening, and buffering provided within or along private properties.
- » The standards of this article apply to the following development or alterations of a private property:
 - New construction of a principal structure
 - Expansion of an existing structure by 2,500 square feet or more
 - Repair or rehabilitation of a structure that would expand the gross floor area of the primary structure by 50% or more
 - Construction of new parking area
 - Expansion of existing parking area by 25% or more

Article 9. Nonconformities

- » The lawful use or construction of any dwelling, building, structure, as existing and lawful at the time of enactment of this Zoning Resolution that does not comply with the provisions of this Zoning Resolution, shall be considered a legally established nonconformity and may be continued.
- » If any such nonconformity is voluntarily discontinued or abandoned for two years or more, any future use or improvement shall be in conformity with this Zoning Resolution.
- » Legally established nonconformities that are not located within a flood zone and that are damaged or partially destroyed by fire, explosion, flood, wind, earthquake, or other calamity may be restored to their original dimensions and conditions if:
 - The use, structure, or building is a residential use in an originally designed and constructed single-unit dwelling or two-unit dwelling; or
 - The damage or destruction does not exceed 66% of the gross floor area of the affected building or structure; and
 - The restoration work (including seeking applicable permits) commences within ninety days of such calamity and is diligently continued until completed.

General Standards

Comprehensive Dimensional Standards provide a baseline for the overall size and scale of development and apply to all principal and accessory structures unless otherwise specified. Parking Requirements apply to all uses regardless of the district or zone they are located in.

Dimensional Standards	CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	RR
Min. Lot Size	N/A	10,000 ft²	N/A	N/A	N/A	10,000 ft²	3,000 ft²	N/A	5,500 ft²	N/A	1 acre
Min. Lot Width	N/A	75 ft	N/A	25 ft	40 ft	75 ft	25 ft	N/A	50 ft	N/A	75 ft
Max. Front Setback	N/A	N/A	N/A	N/A	30 ft	N/A	N/A	50 ft	N/A	N/A	N/A
Min. Front Setback	30 ft	50 ft	10 ft	6 ft	10 ft	50 ft	10 ft	20 ft	10 ft	10 ft	40 ft
Min. Side Setback	15 ft	15 ft	6 ft	6 ft	6 ft	15 ft	6 ft	6 ft	10 ft	5 ft	15 ft
Min. Rear Setback	30 ft	30 ft	10 ft	20 ft	20 ft	30 ft	20 ft	10 ft	30 ft	10 ft	30 ft
Max. Building Height	60 ft	60 ft	50 ft	50 ft	40 ft	60 ft	40 ft	60 ft	40 ft	N/A	40 ft
Min. First Floor Height	N/A	N/A	N/A	N/A	N/A	N/A	12 ft	12 ft	N/A	N/A	N/A
Max. Projection from Primary Structure*	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Pervious Surface (% of Total Lot Area)	25%	25%	25%	N/A	25%	25%	25%	N/A	35%	N/A	35%
Min. Open Space Requirement	N/A	N/A	20%	N/A	N/A	N/A	N/A	20%	20%	N/A	N/A

*Building elements other than porches or decks may project from a principal structure up to the specified limit but shall not be any closer to an adjacent property than 5 ft.

Parking Requirements		
Type of Use	Min. Spaces	Max. Spaces
Residential Uses	1 space per unit	The maximum number of parking spaces shall be calculated as 90% of the total number of persons permitted in a location, at full capacity, as assigned/calculated by the Ohio Fire Code. Calculation: (Total Occupancy #)*(0.9) = Maximum Number of parking spaces
Commercial Uses (Including Office Uses)	The lesser of 0.5 spaces per person at full capacity; or 1 space per 500 square feet of GFA	
Industrial Uses	The lesser of 1 space per anticipated employee; or 1 space per 10,000 square feet of GFA	
Mixed-Use Building	1 space per 600 square feet of GFA	
Public Uses	Decided per administrative approval	
Total Surface Area Parking Area	Min. Required Surface Area of Landscaping	Min. Required Number of Trees
Less than 2,000 ft²	None	None
2,000 ft² to less than 20,000 ft²	Four percent (4%) of total parking area surface	1 tree per every 200 ft2 of required interior landscaping area
20,000 ft² to less than 100,000 ft²	Six percent (6%) of total parking area surface	
Over 100,000 ft²	Eight percent (8%) of total parking area surface	

