

# **ORANGE TOWNSHIP ZONING RESOLUTION**

**Effective [insert date] As Amended**

Draft

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## **Article 1. Introduction and Interpretation**

### **Section 1.01 Title and Authority**

- A. **Title.** This Resolution and all provisions contained herein shall hereinafter be known and cited as the “Orange Township Zoning Resolution,” and hereinafter referred to as the/this “Resolution” or “these regulations” or the/this “Zoning Resolution.” This Zoning Resolution is made a part of **INSERT RESOLUTION** and shall become effective from and after the date of its approval and adoption.

- B. Adoption authority.** This Zoning Resolution was adopted under authority granted to Ohio Townships by the Legislature of the State of Ohio in Chapter 519 of the Ohio Revised Code.

### Section 1.02 Minimum Requirements and Relationship Between Provisions

- A. Minimum requirements.** When interpreting and applying the provisions of this Resolution, they shall be held to be the minimum requirements adopted for the promotion of public health, safety, comfort, convenience, and general welfare.
- B. Relationship with other laws.** This Zoning Resolution shall not repeal, abrogate, annul or in any way impair or interfere with any existing provisions of laws or ordinances or any rules or regulations previously adopted or issued, or which shall be adopted or issued pursuant to law regulating the use of buildings or premises. However, where this Resolution imposes a greater restriction upon the use of buildings or premises or upon the height of buildings or requires larger lots or yards than are imposed or required by such existing provisions of law or ordinance or by such rules or regulations, the provisions of this Zoning Resolution shall control.
- C. Discrepancy between provisions.** In the case of any conflict or inconsistency between two (2) or more provisions of this Resolution (e.g., the restrictions set forth in an overlay district versus the restrictions set forth in a base district) or any other Township, County, State, or Federal ordinance, regulation, or standard, the provision which imposes the greater or higher or more restrictive standard shall control.
- D. Prior zoning resolutions.** Except as shall be expressly provided for in this Resolution, the adoption of this Resolution shall not:
- (1)** Nullify or make void any action pending under, or by virtue of, any prior zoning resolution or subdivision code;
  - (2)** Discontinue, nullify, void, abate, modify, or alter any penalty accruing or about to accrue under, or by virtue of, any prior zoning resolution or subdivision code;

- (3) Affect the liability of any person, firm, or corporation under, or by virtue of, any prior zoning resolution or subdivision code;
- (4) Waive any right of the Township under any section or provision of any prior zoning resolution or subdivision code; or
- (5) Vacate or annul any rights obtained by any person, firm, or corporation by lawful action of the Township under, or by virtue of, any prior zoning resolution or subdivision code.

### Section 1.03 Zoning Resolution Purposes

A. The purposes of this Zoning Resolution are to:

- (1) Achieve the goals set out per [Section 519.02](#) of the Ohio Revised Code pertaining to Ohio Townships.
- (2) Achieve the land use goals set out in the Township's Comprehensive Plan and other adopted long-range plans.
- (3) Accommodate growth and foster vibrancy and resiliency for residents, businesses, and institutions, and organizations.
- (4) Conserve and enhance the Township's environment.
- (5) Conserve property values throughout Orange Township.
- (6) Ensure adequate space for commercial, industrial, residential, and civic uses and activities, and facilitate harmonious and complementary interaction between these activities.
- (7) Promote equal opportunity to realize the benefits of living in Orange Township.

### Section 1.04 Comprehensive Plan

A. A Comprehensive Plan ("Plan") sets out community objectives pertaining to land use and acts as a policy guide for Township zoning regulations; and

- B. This Resolution should be updated in accordance with periodic updates to the Plan in order to effectively reflect the Plan and community objectives.

### Section 1.05 Zoning Map

- A. **Zones and districts.** The Township is divided into zones and districts as shown on the Zoning Map, which, together with all explanatory matter thereon, is adopted by reference and declared to be a part of this Resolution.
- B. **Zoning map location.** The Zoning Map shall be located in the Township Administrative Offices of Orange Township, and on the Township's official website – as maintained by the Delaware County Regional Planning Commission, and this map shall be the final authority as to the current zoning status of land and water areas, building, and other structures in the Township.
- C. **Changes to the zoning map.** No changes of any nature shall be made in the Zoning Map or matter shown thereon except in accordance with the procedures set forth in ORC [Section 519.12](#). Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Resolution and punishable as provided under this Resolution.

### Section 1.06 Rules for Interpreting Zoning Boundaries on the Zoning Map

- A. **Clarifying boundaries.** The provisions of this Section provide the methods for clarifying the boundaries of the established districts and zones as shown on the Zoning Map.
- B. **Boundaries approximately following streets, alleys, or highways.** Where district boundaries are indicated as approximately following the center line or right-of-way line of streets, the center line or alley line of alleys, or the center line or right-of-way lines of highways, such lines shall be construed to be such district boundaries.
- C. **Boundaries parallel to right-of-way lines.** Where district boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets, the center lines or alley lines of alleys, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being



parallel thereto and at such distance therefrom as indicated on the Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Zoning Map.

- D. **Boundaries following lot lines.** Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- E. **Vacation of public ways.** Whenever any street or public way is vacated in the manner authorized by law, the zoning districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations and all area included in the vacation shall thereafter be subject to all regulations of the extended districts.
- F. **Lots divided by district boundaries.** Where a district boundary line divides a lot that was in single ownership at the time of passage of this Resolution, the Zoning Commission may permit the extension of the regulations for either portion of the lot beyond the district line into the remaining portion of the lot.

### Section 1.07 Severability and Repeal

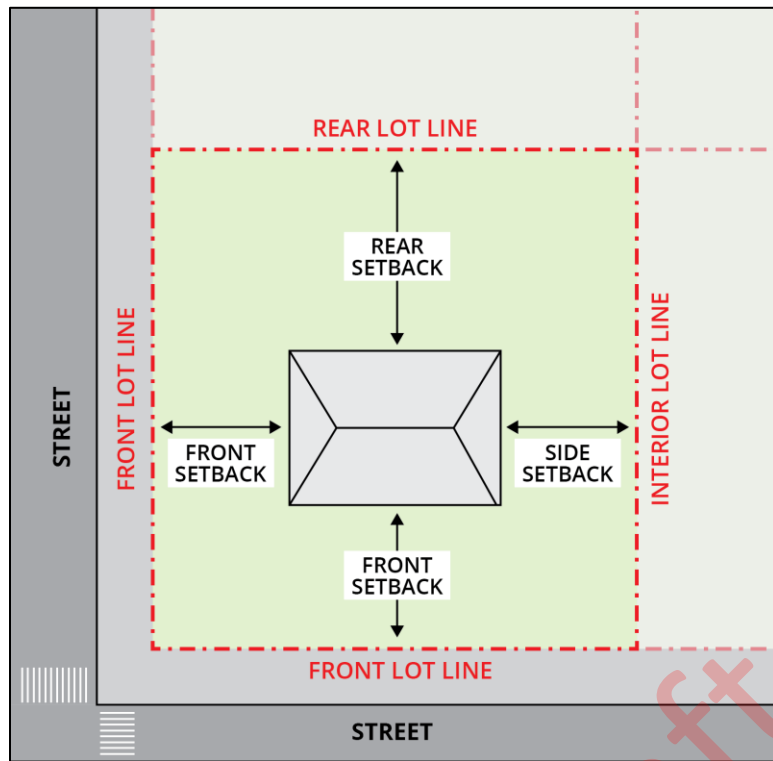
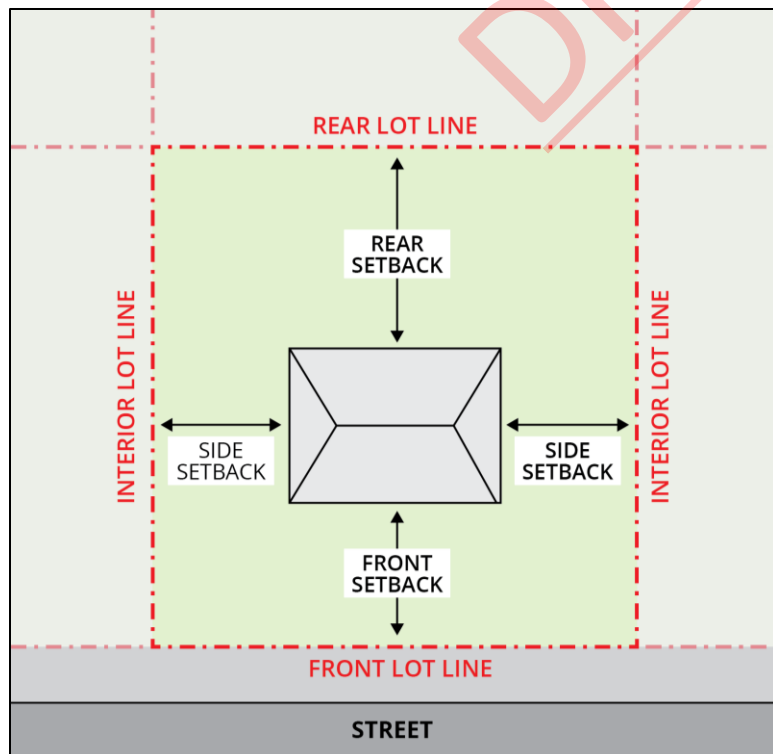
- A. **Severability.** If for any reason any one or more articles, sections, sentences, clauses, or parts of this Zoning Resolution are held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Zoning Resolution but shall be confined in its operation to the specific sections, sentences, clauses, or parts of this Zoning Resolution held invalid. The invalidity of any section, sentence, clauses, or parts of this Zoning Resolution in any one or more instances shall not attest or prejudice in any way the validity of this Zoning Resolution in any other instance.
- B. **Repeal.** This Zoning Resolution may be repealed only by complying with the requirements of Chapter 519 of the Revised Code of Ohio as amended.
- C. **Repeal of Conflicting Resolution.** The Orange Township Zoning Resolution or parts thereof previously in effect in Orange Township, Delaware County, Ohio, not otherwise adopted as part of this Zoning Resolution, and in conflict with the Zoning Resolution as it is established on November 25, 1982, or established

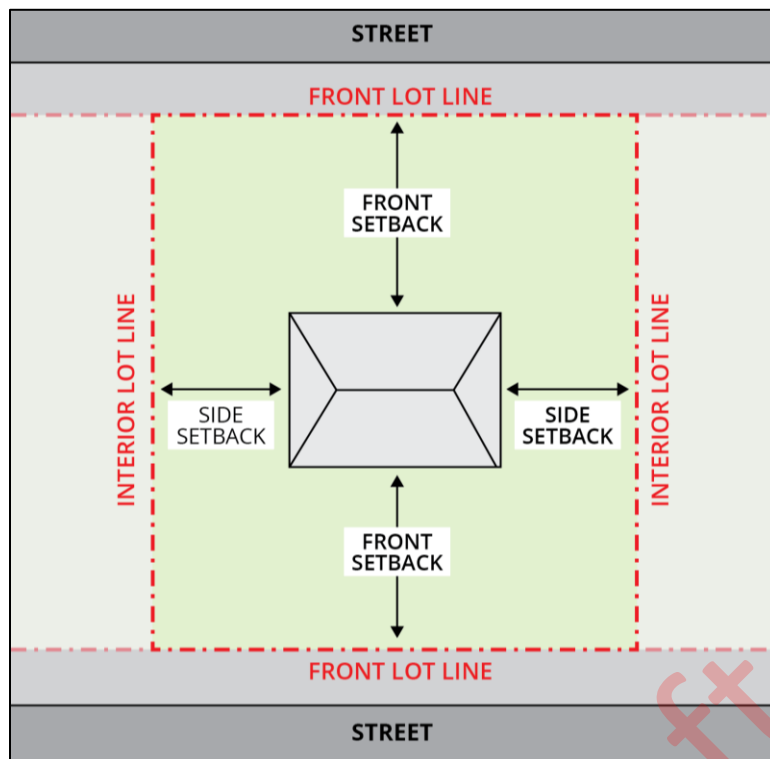
hereafter are hereby repealed. However, all suits at law or in equity and/or all prosecutions resulting from violation of any Zoning Resolution or part thereof heretofore in effect, which are now pending in any of the Courts of the State of Ohio or of the United States, shall not be abated or abandoned by reason of the adoption of any amendment to this Zoning Resolution but shall be prosecuted to their finality the same as if amendments to this Zoning Resolution had not been adopted; and any and all violations of existing Zoning Resolutions, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Zoning Resolution shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.

### Section 1.08 Rules of Measurements and Calculation

- A. **Measuring Distance.** When measuring a required distance, such as the minimum distance between a structure and a particular lot line, the measurement is made at the closest or shortest distance between them.
- B. **Lot or Yard Dimensions.** No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum or above the maximum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum or maximum requirements established by this Resolution. The Zoning Inspector will determine setbacks for irregular shaped lots.
- C. **Measuring Setbacks.**
  - (1) The front street setback is measured at a right angle from the abutting public right-of-way line or abutting private right-of-way line to the closest point of the primary structure that is not deemed to be a permitted encroachment. For a through lot, a corner lot, or a separate type of lot that does not have a clearly distinguishable front street and/or front lot line, the Inspector shall determine the front street and/or front lot line based on the following factors to promote orderly development:

- (i) The recorded address of the subject property;
  - (ii) The improvements on the subject property and their proximity to a given public right-of-way;
  - (iii) The recorded addresses of properties that are immediately adjacent to the subject property; and
  - (iv) The improvements on properties that are immediately adjacent to the subject property, and their proximity to a given public right-of-way.
- (2) Where a lot extends through the block from street to street, the required front yard must be provided along each street unless a variance is granted.
- (3) The side street setback is measured at a right angle from the side street right-of-way line.
- (4) The rear setback is measured at a right angle from the rear lot line or the rear right-of-way or easement line where there is an alley. The rear lot line is the lot line most directly opposite to the front street lot line. Where there is more than one such lot line, the Zoning Inspector will determine the rear lot line.
- (5) All lot lines which do not front a street, side street or rear lot lines are considered side interior lot lines. Setbacks from interior lots lines shall be measured as the closest or nearest point of the primary structure from the interior lot line.

*Figure 1.08-A - Corner Lot**Figure 1.08-B - Interior Lot*

*Figure 1.08-C - Through Lot*

**D. Determining Average Grade.**

- (1) Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the existing or proposed building parallel to the front street setback line.
- (2) The Zoning Inspector may only require a calculation of the average grade as part of an application for a zoning certificate in instances where the property of a proposed development has a slope of 20% or greater.

**E. Height Measurement.** Building height is measured as the distance between a horizontal line at the average existing predevelopment grade of the lot directly beside the structure and the highest point of the building.

**F. Exceptions to Building Height Standards.** Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy are not included in calculating height and may extend above the height limit. If the

projection is not an architectural feature, any applicable enclosures or shielding must be installed.

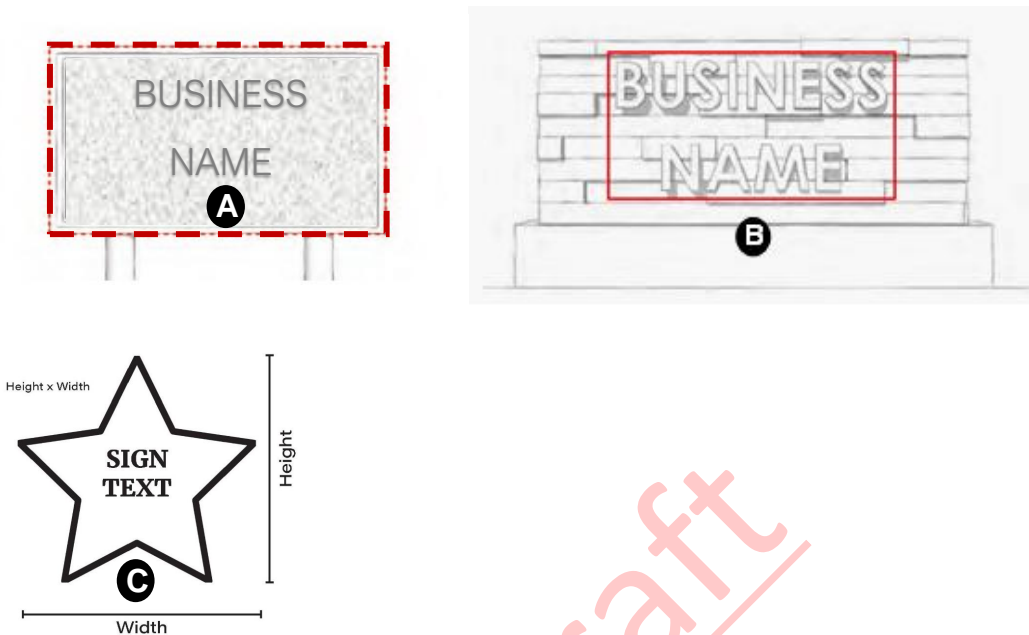
- G. Measuring floor area ratio (FAR).** FAR is the quantitative relationship between a buildings total gross floor area to the area of the lot on which the building sits. See the following example calculation:

- (1) The property is developed with a four-story building that has 10,000 GFA per floor, or 40,000 GFA total.
- (2) The property's lot size is 2 acres or 87,120 sq.ft.
- (3)  $FAR = (Building\ GFA) / (lot\ size)$ . In this example,  $FAR = 40,000 / 87,120$  which equals .46.

- H. Sign area.** Sign area is measured based on the following practices, as applicable:

- (1) For signs on a background, the entire area of the framework or background of the sign is calculated as the sign area, including any material or color forming the sign face or background used to differentiate the sign from the sign structure against which it is placed. This area does not include the base that supports the sign. (See diagram "A" below).
- (2) For signs consisting of freestanding letters or features attached to a wall, the sign area is calculated as the total area of the smallest rectangle(s) that encapsulates text, numbers, symbols, images, and logos (see diagram "B" below). Sign area does not include any supporting framework or bracing unless such framework or bracing is part of the message or sign face (see diagram "A" below)
- (3) For signs that are non-rectangular shapes, including neon signage in windows, the total sign area is measured by multiplying the full width of the overall sign copy, including the lettering, logo, and graphics, by the overall height of the sign copy in a rectangular manner, regardless of the arrangement of the copy (see diagram "C" below).

- (4) When two sign faces are placed back-to-back, so that both faces cannot be viewed from any one point at the same time and part of the same sign structure and are not more than 24 inches at its furthest distance apart, the sign area shall be computed by the measurement of one of the faces.



- I. **Sign height.** Sign height is measured as the vertical distance between the established grade and the highest part of the sign.

### Section 1.09 Rules of Interpretation

- A. Whenever a defined word appears in this Resolution, its meaning is as set forth in this Resolution. Words not defined in this Resolution are interpreted in accordance with their usual dictionary meaning and customary usage.
- B. All references in this Resolution to other regulations or manuals refer to the most current version and citation for those regulations or manuals, unless expressly indicated otherwise. When the referenced regulations or documents have been repealed and not replaced by other regulations or manuals, requirements within this Resolution for compliance are no longer in effect.

- C.** Illustrations, diagrams, and flowcharts are included in this Resolution to illustrate the intent and requirements of the text. In the case of a conflict between the text and any illustration, diagram, or flowchart, the text controls.
- D.** Except as otherwise noted, any fraction greater than or equal to 0.5 will be rounded up to the nearest whole number. Any fraction less than 0.5 will be rounded down to the nearest whole number.
- E.** The language of this Resolution shall be interpreted in accordance with the following regulations:
  - (1)** The word “person” includes a firm, association, organization, partnership, trust, limited liability company, corporation, or other legal entity, as well as an individual.
  - (2)** The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular, in each case, if the context so requires.
  - (3)** The word “shall” is mandatory, the word “may” is permissive.
  - (4)** The words “used” or “occupied” include the words “intended,” “designed,” “constructed,” “altered,” or “arranged” to be used or occupied.
  - (5)** The word “lot” includes the words “plot,” “tract,” or “parcel.”
  - (6)** The terms “standards,” “regulations,” and “requirements” are used to mandate a specific course of action or built outcome.
  - (7)** The phrase “zoning permit” includes “zoning certificate.”
- F.** Section headings are provided for ease of use and organization and shall not be interpreted as regulatory.
- G.** Where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction “and,” “either ... or,” the conjunction shall be interpreted as follows:



- (1) “And” indicates that all the connected items, conditions, provisions or events shall apply.
- (2) “Or” indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
- (3) “Either ... or” indicates that all the connected items, conditions, provisions or events shall apply singly but not in combination.

### Section 1.10 How to Use this Resolution

- A. **Guide for finding relevant regulations.** The following table provides a guide for finding commonly referenced regulations and standards.

Question	Answer
PROPERTY USAGE	
Which uses are allowed on private property?	<a href="#">Table 3.02-A – Comprehensive Permitted and Conditional</a> Uses in <a href="#">Section 3.02</a> provides a comprehensive list of uses permitted on private property based on the district or zone. If a neighbor’s property is in a different district or zone, please see the corresponding column within that table.
Which uses are allowed on a neighbor’s property?	
ZONING-RELATED PERMITS	
When is a zoning permit required?	<a href="#">Section 8.04 - Zoning Permits, Applications</a> describes which types of work require a zoning permit and which types of work are exempt from a zoning permit. This section also describes the zoning permit application requirements.
What is the application process for a zoning permit?	
Are there other permits a person would need from this Resolution?	<a href="#">Article 8 - Administration and Procedures</a> includes information on all permit types for this Zoning Resolution. See <a href="#">Section 8.05</a> to <b>appeal a decision</b> of the Zoning Inspector. See <a href="#">Section 8.06 - Conditional Uses and Variances</a> to seek a <b>variance</b> (permission to vary from a specific standard) or to seek approval of a use that is permitted as a <b>conditional use</b> .

Question	Answer
<b>DIMENSIONAL AND DESIGN STANDARDS</b>	
<b>What are the height and setback standards for new buildings or additions?</b>	<a href="#">Table 4.04-A – Comprehensive Dimensional</a> Standards includes a comprehensive list of dimensional requirements for building heights, setbacks, and similar standards.
<b>What is the method to measure heights and setbacks?</b>	<a href="#">Section 1.08 - Rules of Measurements and Calculation</a> includes the methods for measuring height, setback, and other types of calculations.
<b>What is a setback and are there different types?</b>	See <a href="#">Section 11.19</a> for the definition of setback and the definitions for the different types of setbacks.
<b>Are there any design requirements that apply to a proposed new building or addition?</b>	See <a href="#">Section 4.05 - Street-Facing Façade Design Standards</a> for the requirements for architectural elements and specified materials on street-facing façades which apply to certain types of development.
<b>What signage is allowed and where can it be installed?</b>	<a href="#">Article 7 - Signage</a> provides all the standards for permitted, prohibited, and exempt signs, including standards for dimensions, illumination, and locations.
<b>SITE DESIGN STANDARDS</b>	
<b>Are accessory uses and structures allowed?</b>	See <a href="#">Section 4.02 – Accessory Uses and Structures</a> for the standards and requirements of permitted accessory uses and structures.
<b>Is landscaping required?</b>	<a href="#">Article 5 - Landscaping, Screening, and Buffering</a> provides all the standards for required and permitted landscaping, including screening standards.
<b>Are new trees or protection of existing trees required?</b>	Certain work requires street trees to be planted, as provided in <a href="#">Section 5.04 - Street Tree Requirements</a> .

Question	Answer
Is vehicular parking required? If so, how much?	<a href="#">Article 6 - Parking, Drive-Throughs, and Circulation</a> provides all the standards and requirements for parking spaces and parking area design. See <a href="#">Section 6.02 - Minimum and Maximum Parking Space Schedule</a> for parking space requirements and limitations.
OTHER TOPICS	
Who enforces this Resolution?  Who can help explain this Zoning Resolution?	Contact the office of the Orange Township Zoning Inspector for assistance.

- B. **Additional help.** For any additional help finding relevant regulations or understanding the provisions of this Resolution, contact the office of the Orange Township Zoning Administrator.

## Article 2. Districts, Zones, and Subdistricts

### Section 2.01 Purpose and Establishment of Districts and Zones

- A. Purpose of districts and zones.** The specific purpose of each district and zone shall serve the regulatory basis for existing and future development within each district and zone in addition to the following:
- (1) This variety of districts is established to provide locations for the many uses needed within a healthy, equitable, walkable, sustainable, attractive, and dynamic community.
  - (2) Each district, in conjunction with other standards incorporated in this chapter, establishes allowable uses of property, separates incompatible use, and sets certain standards for use of land.
  - (3) This provides predictability and reasonable expectation in use of land within particular zoning designations and sites.
  - (4) The zoning provisions implement the community goals and objectives that are contained in the Township's adopted Comprehensive Plan.
  - (5) Zoning districts and the Zoning Map communicate the Township's expectation for land use in each particular district.
- B. Purpose of overlays, generally.** Overlays modify specified provisions of the underlying district zone. Except where expressly provided otherwise, the provisions of an overlay shall modify and supersede any separate conflicting provisions within this Zoning Resolution.
- C. Applicability of RCOD overlay.** The Route 23 Corridor Overlay District (RCOD) with standards provided in Section 2.13 shall only apply if a given property owner opts in to the RCOD standards through a formal application to Orange Township requesting such applicability.
- D. Establishment and intent of each district and zone.** The districts and zones listed in Table 2.01-A - District and Zone Intent are hereby established for the unincorporated territory of Orange Township. Land within said areas shall be

designated on the Zoning Map by the indicated symbols and for the specified intents.

*Table 2.01-A - District and Zone Intent*

Name of District/Zone and Symbol	Intent of District/Zone
<b>Commercial Corridor Zone (CC)</b>	The Commercial Corridor Zone (CC) provides for a wide variety of commercial uses and supportive congregational and institutional uses, among others, across existing and planned commercial corridors. Development standards accommodate auto-oriented development and provide flexibility for pedestrian-oriented development.
<b>Campus Institutional Zone (CI)</b>	The Campus & Institutional Zone (CI) provides standards for site flexibility, connectivity, greenspace, and public spaces in support of institutional uses and campus-type developments.
<b>Community Living Zone (CL)</b>	The Community Living Zone (CL) provides for multi-unit residential uses and a diversity of housing types with a mix of neighborhood amenities.
<b>Evans Farm Subdistrict 1 – Mixed-Use (EF-1)</b>	The Evans Farm Subdistrict 1 – Mixed-Use (EF-1) provides for the planned mixed-use development patterns within the Evans Farm community, including a mixture of housing choices, businesses, and high-quality public spaces.
<b>Evans Farm Subdistrict 2 – Residential (EF-2)</b>	The Evans Farm Subdistrict 2 – Residential (EF-2) provides for the planned residential development patterns within the Evans Farm community, including a diversity of housing options.
<b>Flex Employment Zone (FE)</b>	The Flex Employment Zone (FE) provides for light industrial, research and development, tech, office, and commercial uses to provide maximum flexibility for a robust mix of employment uses and associated business amenities.
<b>Lewis Center Village District (LCV)</b>	The Lewis Center District (LCV) accommodates the unique development patterns present within Old Lewis Center.

Name of District/Zone and Symbol	Intent of District/Zone
<b>Mixed-Use District (MU)</b>	The Mixed-Use District (MU) provides a range of commercial and residential uses with goals of facilitating vibrancy, accessibility, and flexibility. This district facilitates walkability through more granular development patterns.
<b>Neighborhood Zone (N)</b>	The Neighborhood Zone (N) accommodates existing residential neighborhoods while providing flexibility for new home construction in a manner that is compatible with existing development patterns and the goals of the Township's Comprehensive Plan pertaining to housing.
<b>Parks &amp; Open Space Zone (POS)</b>	The Parks & Open Space Zone (POS) protects and preserves open space, public recreation facilities, and green space throughout the Township.
<b>Planned Unit Development (PUD)</b>	The Planned Unit Development District (PUD) is established to provide flexibility for unique projects that promote the goals of the Comprehensive Plan, but that cannot be accomplished under a base zoning district, in addition to fostering orderly development that may incorporate a mixture of residential, commercial, and industrial uses at varying densities.
<b>Route 23 Corridor Overlay District (RCOD)</b>	See <a href="#">Section 2.13 - Route 23 Corridor Overlay District (RCOD)</a> .
<b>Rural Residential (RR)</b>	The Rural Residential Zone (RR) provides for open space and agricultural uses within rural or agricultural areas while accommodating large-lot residential development. This zone provides for limited institutional and public uses in support of residential and agricultural uses.

## Section 2.02 Compliance with District and Zone Regulations

- A. The regulations for each district and zone in this Resolution shall set minimum and maximum regulations, as applicable, and shall apply uniformly to each district or zone classification, type of structure, or land, except as hereinafter

provided or as otherwise legally granted by the Zoning Commission or Township Trustees.

- B.** No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations specified for the district in which it is located.
- C.** No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.
- D.** Notwithstanding anything to the contrary contained herein, any single lot of record existing on the effective date of this ordinance shall comply with the yard dimension requirements in effect at the time such lot was platted and/or created.

Draft

### Section 2.03 Commercial Corridor Zone (CC)


























- A. Purpose.** The Commercial Corridor Zone (CC) provides for a wide variety of commercial uses and supportive congregational and institutional uses, among others, across existing and planned commercial corridors. Development standards accommodate auto-oriented development and provide flexibility for pedestrian-oriented development.
- B. Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
- (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the CC zone.

*Table 2.03-A - Excerpt: CC Zone Permitted Uses*

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Commercial Corridor</b>
<b>Use Name (and Use Standards)</b>	<b>CC</b>
<b>01. ACCESSORY USES</b>	
<b>Home-Based Business</b>	●
<b>Private Garage</b>	●
<b>Private Parking Lot</b>	●
<b>Solar Facility</b>	●
<b>Swimming Pool</b>	●
<b>Walk-Up / Bike-Up Window</b>	●



<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
Advanced Manufacturing	●
Agriculture ( <a href="#">Section 3.03</a> )	●
Agritourism	
Community Garden	●
Heavy Industrial	
Light Industrial	●
Warehousing and Logistics	○
<b>03. COMMERCIAL USES</b>	
Adult Entertainment Business ( <a href="#">Section 3.10</a> )	○
Antique Shop	●
Art Studio	●
Artisan Manufacturing	●
Beverage Sales, Liquor, Beer, or Wine Store	●
Beverage, Brewing and Distilling	○
Beverage, Distribution	○
Beverage, Non-Alcoholic Production	○
Car Wash	●
Clinic, Veterinary	●
Drive Through	●
Drugstore	●
Financial Institution	●
Food Sales, Large Grocery	●
Food Sales, Small Grocery	●

 = Permitted  = Conditional	Commercial Corridor
Food Service, Commissary/Bakery	
Food Service, Deli	
Funeral Home	
Garden Center ( <a href="#">Section 3.05</a> )	
Kennel	
Microbrewery or Microdistillery	
Motorcycle Sales and Service	
Offices, Business and Professional	
Overnight Lodging, Bed and Breakfast	
Overnight Lodging, Boutique Hotel	
Overnight Lodging, Hotel or Motel	
Personal Services	
Recreational Vehicle Sales/Services	
Research/Laboratory Facility	
Restaurant – Full Service	
Restaurant – Limited Service	
Restaurant – Quick Service	
Retail Gasoline and Convenience	
Retail Store, Large – Over 50,000 GFA	
Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA	
Retail Store, Small – Under 4,000 GFA	
Short-Term Rental	
Standalone Drive-Through Facility	

● = Permitted ○ = Conditional	<b>Commercial Corridor</b>
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	○
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	○
<b>Wholesale Sales</b>	●
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	●
<b>Community Center</b>	●
<b>Event Center</b>	●
<b>Library</b>	●
<b>Private Club</b>	●
<b>Religious Assembly</b>	●
<b>Theater</b>	●
<b>06. EDUCATION AND CHILDCARE USES</b>	
<b>Commercial College</b>	●
<b>Day-Care Center</b>	●
<b>Day-Care Home – Type A</b>	
<b>Day-Care Home – Type B</b>	
<b>School – College/University</b>	●
<b>School – Primary</b>	●
<b>School – Secondary</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Commercial Corridor</b>
<b>07. HEALTH AND WELLNESS USES</b>	
Clinic	●
Drug, Alcohol, or Psychiatric Treatment Center	
Fitness Facility/Gym	●
Hospital – Full Service with Emergency	●
Massage and Physical Therapy	●
Standalone Emergency Facility	●
Urgent Care	●
<b>08. PUBLIC USES</b>	
Cemeteries	●
Collection and Recycling Facility	●
Government Administration	●
Park	●
Public Parking Garage	●
Public Parking Lot	●
Public Safety Facility	●
Public Utility Building	●
Utility Generation Facility	●
<b>09. RECREATIONAL USES</b>	
Commercial Recreation – Indoor – Large	●
Commercial Recreation – Indoor – Small	●
Commercial Recreation – Outdoor – Large	●
Commercial Recreation – Outdoor – Small	●

● = Permitted ○ = Conditional	<b>Commercial Corridor</b>
<b>10. RESIDENTIAL USES</b>	
Accessory Dwelling Unit (ADU)	
Assisted Living Facility	
Assisted Living Facility, Senior	●
Group Home	
Permanent Supportive Housing	
Residential (1-2 Units)	
Residential (2-5 Units)	
Residential (6+ Units)	
Senior Independent Living Facility	●
Skilled Care Facility	●
Transitional Dwelling	
<b>11. TEMPORARY USES</b>	
Concession Stand	●
Construction Trailer ( <a href="#">Section 3.12</a> )	●
Temporary Events	●

Table 2.03-B - Excerpt: CC Zone Dimensional Standards

<b>Standards</b>	<b>Commercial Corridor</b>
	<b>CC</b>
<b>Lot Size Standards</b>	
Minimum Lot Size	N/A
Minimum Lot Width	N/A
<b>Setback Standards</b>	
Maximum Front Setback	N/A

<b>Standards</b>	<b>Commercial Corridor</b>
	<b>CC</b>
<b>Minimum Front Setback</b>	30 feet <sup>(1)</sup>
<b>Minimum Side Setback</b>	15 feet <sup>(2)</sup>
<b>Minimum Rear Setback</b>	30 feet
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	60 feet
<b>Minimum First Floor Height</b>	N/A
<b>Maximum Projection from Primary Structure <sup>(3)</sup></b>	10 feet
<b>Site Design Standards</b>	
<b>Minimum Pervious Surface Percentage of Total Lot Area <sup>(4)</sup></b>	25%
<b>Minimum Open Space Requirement <sup>(5)</sup></b>	N/A
<b>Table Notes:</b> (1) Minimum front setback is 50 feet where abutting a residential district. (2) Minimum side setback is 50 feet where abutting a residential district. (3) 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 feet. (4) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (5) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

#### **D. Generally applicable regulations.**

- (1)** Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).

- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

#### Section 2.04 Campus Institutional Zone (CI)

- A. **Purpose.** The Campus & Institutional Zone (CI) provides standards for site flexibility, connectivity, greenspace, and public spaces in support of institutional uses and campus-type developments.
- B. **Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
  - (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. **Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the CI zone.

Table 2.04-A - Excerpt: CI Zone Permitted Uses

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Campus Institutional</b>
<b>Use Name (and Use Standards)</b>	<b>CI</b>
<b>01. ACCESSORY USES</b>	
Home-Based Business	●
Private Garage	●
Private Parking Lot	●
Solar Facility	●
Swimming Pool	●
Walk-Up / Bike-Up Window	●
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
Advanced Manufacturing	
Agriculture ( <a href="#">Section 3.03</a> )	●
Agritourism	
Community Garden	●
Heavy Industrial	
Light Industrial	
Warehousing and Logistics	
<b>03. COMMERCIAL USES</b>	
Adult Entertainment Business ( <a href="#">Section 3.10</a> )	
Antique Shop	●
Art Studio	●
Artisan Manufacturing	●
Beverage Sales, Liquor, Beer or Wine Store	



<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Campus Institutional</b>
<b>Beverage, Brewing and Distilling</b>	
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	●
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	○
<b>Drive Through</b>	
<b>Drugstore</b>	●
<b>Financial Institution</b>	●
<b>Food Sales, Large Grocery</b>	●
<b>Food Sales, Small Grocery</b>	●
<b>Food Service, Commissary/Bakery</b>	●
<b>Food Service, Deli</b>	●
<b>Funeral Home</b>	
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	●
<b>Kennel</b>	●
<b>Microbrewery or Microdistillery</b>	
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	●
<b>Overnight Lodging, Bed and Breakfast</b>	●
<b>Overnight Lodging, Boutique Hotel</b>	●
<b>Overnight Lodging, Hotel or Motel</b>	●
<b>Personal Services</b>	●
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	●
<b>Restaurant – Full Service</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Campus Institutional</b>
<b>Restaurant – Limited Service</b>	●
<b>Restaurant – Quick Service</b>	●
<b>Retail Gasoline and Convenience</b>	
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	●
<b>Retail Store, Small – Under 4,000 GFA</b>	●
<b>Short-Term Rental</b>	○
<b>Standalone Drive-Through Facility</b>	●
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	●
<b>Community Center</b>	●
<b>Event Center</b>	●
<b>Library</b>	●
<b>Private Club</b>	●
<b>Religious Assembly</b>	●
<b>Theater</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Campus Institutional</b>
<b>06. EDUCATION AND CHILDCARE USES</b>	
Commercial College	●
Day-Care Center	●
Day-Care Home – Type A	●
Day-Care Home – Type B	●
School – College/University	●
School – Primary	●
School – Secondary	●
<b>07. HEALTH AND WELLNESS USES</b>	
Clinic	●
Drug, Alcohol, or Psychiatric Treatment Center	○
Fitness Facility/Gym	●
Hospital – Full Service with Emergency	●
Massage and Physical Therapy	●
Standalone Emergency Facility	●
Urgent Care	●
<b>08. PUBLIC USES</b>	
Cemeteries	●
Collection and Recycling Facility	●
Government Administration	●
Park	●
Public Parking Garage	●
Public Parking Lot	●
Public Safety Facility	●

● = Permitted ○ = Conditional	<b>Campus Institutional</b>
<b>Public Utility Building</b>	●
<b>Utility Generation Facility</b>	●
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	●
<b>Commercial Recreation – Indoor – Small</b>	●
<b>Commercial Recreation – Outdoor – Large</b>	●
<b>Commercial Recreation – Outdoor – Small</b>	●
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	○
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	
<b>Group Home</b>	
<b>Permanent Supportive Housing</b>	
<b>Residential (1-2 Units)</b>	
<b>Residential (2-5 Units)</b>	
<b>Residential (6+ Units)</b>	●
<b>Senior Independent Living Facility</b>	
<b>Skilled Care Facility</b>	
<b>Transitional Dwelling</b>	
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	●
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	●

*Table 2.04-B - Excerpt: CI Zone Dimensional Standards*

Standards	Campus Institutional
	CI
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	10,000 square feet
<b>Minimum Lot Width</b>	75 feet
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	N/A
<b>Minimum Front Setback</b>	50 feet
<b>Minimum Side Setback</b>	15 feet <sup>(1)</sup>
<b>Minimum Rear Setback</b>	30 feet <sup>(2)</sup>
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	60 feet
<b>Minimum First Floor Height</b>	N/A
<b>Maximum Projection from Primary Structure <sup>(3)</sup></b>	10 feet
<b>Site Design Standards</b>	
<b>Minimum Pervious Surface Percentage of Total Lot Area <sup>(4)</sup></b>	25%
<b>Minimum Open Space Requirement <sup>(5)</sup></b>	N/A
<b>Table Notes:</b> (1) Minimum side setback is 50 feet where abutting a residential district. (2) Minimum rear setback is 50 feet where abutting a residential district. (3) 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 feet. (4) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (5) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

**D. Generally applicable regulations.**

- (1) Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

**Section 2.05 Community Living Zone (CL)**

- A. **Purpose.** The Community Living Zone (CL) provides for multi-unit residential uses and a diversity of housing types with a mix of neighborhood amenities.
- B. **Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
  - (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. **Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the CL zone.

Table 2.05-A - Excerpt: CL Zone Permitted Uses

<p>● = Permitted</p> <p>○ = Conditional</p>	Community Living
Use Name (and Use Standards)	CL
<b>01. ACCESSORY USES</b>	
Home-Based Business	●
Private Garage	
Private Parking Lot	
Solar Facility	●
Swimming Pool	●
Walk-Up / Bike-Up Window	
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
Advanced Manufacturing	
Agriculture ( <a href="#">Section 3.03</a> )	●
Agritourism	○
Community Garden	●
Heavy Industrial	
Light Industrial	
Warehousing and Logistics	
<b>03. COMMERCIAL USES</b>	
Adult Entertainment Business ( <a href="#">Section 3.10</a> )	
Antique Shop	
Art Studio	○
Artisan Manufacturing	
Beverage Sales, Liquor, Beer or Wine Store	
Beverage, Brewing and Distilling	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Community Living</b>
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	
<b>Drive Through</b>	
<b>Drugstore</b>	○
<b>Financial Institution</b>	
<b>Food Sales, Large Grocery</b>	
<b>Food Sales, Small Grocery</b>	○
<b>Food Service, Commissary/Bakery</b>	○
<b>Food Service, Deli</b>	○
<b>Funeral Home</b>	
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	
<b>Kennel</b>	
<b>Microbrewery or Microdistillery</b>	○
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	○
<b>Overnight Lodging, Bed and Breakfast</b>	
<b>Overnight Lodging, Boutique Hotel</b>	
<b>Overnight Lodging, Hotel or Motel</b>	
<b>Personal Services</b>	○
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	
<b>Restaurant – Full Service</b>	
<b>Restaurant – Limited Service</b>	○
<b>Restaurant – Quick Service</b>	○



● = Permitted ○ = Conditional	<b>Community Living</b>
<b>Retail Gasoline and Convenience</b>	
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	
<b>Retail Store, Small – Under 4,000 GFA</b>	
<b>Short-Term Rental</b>	
<b>Standalone Drive-Through Facility</b>	○
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	
<b>Community Center</b>	○
<b>Event Center</b>	
<b>Library</b>	●
<b>Private Club</b>	
<b>Religious Assembly</b>	●
<b>Theater</b>	
<b>06. EDUCATION AND CHILDCARE USES</b>	
<b>Commercial College</b>	
<b>Day-Care Center</b>	○

● = Permitted ○ = Conditional	<b>Community Living</b>
Day-Care Home – Type A	○
Day-Care Home – Type B	○
School – College/University	●
School – Primary	●
School – Secondary	●
<b>07. HEALTH AND WELLNESS USES</b>	
Clinic	○
Drug, Alcohol, or Psychiatric Treatment Center	
Fitness Facility/Gym	○
Hospital – Full Service with Emergency	
Massage and Physical Therapy	○
Standalone Emergency Facility	
Urgent Care	
<b>08. PUBLIC USES</b>	
Cemeteries	●
Collection and Recycling Facility	
Government Administration	
Park	●
Public Parking Garage	
Public Parking Lot	
Public Safety Facility	○
Public Utility Building	○
Utility Generation Facility	
<b>09. RECREATIONAL USES</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Community Living</b>
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	○
<b>Commercial Recreation – Outdoor – Large</b>	
<b>Commercial Recreation – Outdoor – Small</b>	○
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	●
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	●
<b>Group Home</b>	○
<b>Permanent Supportive Housing</b>	○
<b>Residential (1-2 Units)</b>	●
<b>Residential (2-5 Units)</b>	●
<b>Residential (6+ Units)</b>	●
<b>Senior Independent Living Facility</b>	●
<b>Skilled Care Facility</b>	●
<b>Transitional Dwelling</b>	○
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	●

*Table 2.05-B - Excerpt: CL Zone Dimensional Standards*

Standards	Community Living
	CL
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	N/A
<b>Minimum Lot Width</b>	N/A
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	N/A
<b>Minimum Front Setback</b>	10 feet
<b>Minimum Side Setback</b>	6 feet <sup>(1)</sup>
<b>Minimum Rear Setback</b>	10 feet <sup>(2)</sup>
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	50 feet
<b>Minimum First Floor Height</b>	N/A
<b>Maximum Projection from Primary Structure <sup>(3)</sup></b>	10 feet
<b>Site Design Standards</b>	
<b>Minimum Pervious Surface Percentage of Total Lot Area <sup>(4)</sup></b>	25%
<b>Minimum Open Space Requirement <sup>(5)</sup></b>	20%
<b>Table Notes:</b> (1) Minimum side setback is 0 feet for cross-property attached dwelling units. (2) Minimum rear setback is 50 feet where abutting a residential district. (3) 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 feet. (4) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (5) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

**D. Generally applicable regulations.**

- (1) Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

**Section 2.06 Evans Farm Subdistrict 1 – Mixed-Use (EF-1)**

- A. **Purpose.** The Evans Farm Subdistrict 1 – Mixed-Use (EF-1) provides for the planned mixed-use development patterns within the Evans Farm community, including a mixture of housing choices, businesses, and high-quality public spaces.
- B. **Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
  - (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.

(2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.

C. **Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the EF-1 zone.

*Table 2.06-A - Excerpt: EF-1 Zone Permitted Uses*

● = Permitted ○ = Conditional	Evans Farm 1 - Mixed-Use
Use Name (and Use Standards)	EF-1
<b>01. ACCESSORY USES</b>	
Home-Based Business	●
Private Garage	●
Private Parking Lot	●
Solar Facility	○
Swimming Pool	●
Walk-Up / Bike-Up Window	●
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
Advanced Manufacturing	
Agriculture ( <a href="#">Section 3.03</a> )	●
Agritourism	○
Community Garden	●
Heavy Industrial	
Light Industrial	
Warehousing and Logistics	
<b>03. COMMERCIAL USES</b>	
Adult Entertainment Business ( <a href="#">Section 3.10</a> )	
Antique Shop	●

 = Permitted  = Conditional	Evans Farm 1 - Mixed-Use
Art Studio	
Artisan Manufacturing	
Beverage Sales, Liquor, Beer or Wine Store	
Beverage, Brewing and Distilling	
Beverage, Distribution	
Beverage, Non-Alcoholic Production	
Car Wash	
Clinic, Veterinary	
Drive Through	
Drugstore	
Financial Institution	
Food Sales, Large Grocery	
Food Sales, Small Grocery	
Food Service, Commissary/Bakery	
Food Service, Deli	
Funeral Home	
Garden Center ( <a href="#">Section 3.05</a> )	
Kennel	
Microbrewery or Microdistillery	
Motorcycle Sales and Service	
Offices, Business and Professional	
Overnight Lodging, Bed and Breakfast	
Overnight Lodging, Boutique Hotel	
Overnight Lodging, Hotel or Motel	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 1 - Mixed-Use</b>
<b>Personal Services</b>	●
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	●
<b>Restaurant – Full Service</b>	●
<b>Restaurant – Limited Service</b>	●
<b>Restaurant – Quick Service</b>	●
<b>Retail Gasoline and Convenience</b>	●
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	●
<b>Retail Store, Small – Under 4,000 GFA</b>	●
<b>Short-Term Rental</b>	
<b>Standalone Drive-Through Facility</b>	●
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	●
<b>Community Center</b>	●
<b>Event Center</b>	○



<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 1 - Mixed-Use</b>
<b>Library</b>	●
<b>Private Club</b>	●
<b>Religious Assembly</b>	●
<b>Theater</b>	●
<b>06. EDUCATION AND CHILDCARE USES</b>	
<b>Commercial College</b>	
<b>Day-Care Center</b>	●
<b>Day-Care Home – Type A</b>	●
<b>Day-Care Home – Type B</b>	●
<b>School – College/University</b>	○
<b>School – Primary</b>	○
<b>School – Secondary</b>	○
<b>07. HEALTH AND WELLNESS USES</b>	
<b>Clinic</b>	
<b>Drug, Alcohol, or Psychiatric Treatment Center</b>	
<b>Fitness Facility/Gym</b>	○
<b>Hospital – Full Service with Emergency</b>	
<b>Massage and Physical Therapy</b>	○
<b>Standalone Emergency Facility</b>	
<b>Urgent Care</b>	
<b>08. PUBLIC USES</b>	
<b>Cemeteries</b>	
<b>Collection and Recycling Facility</b>	○
<b>Government Administration</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 1 - Mixed-Use</b>
<b>Park</b>	●
<b>Public Parking Garage</b>	●
<b>Public Parking Lot</b>	●
<b>Public Safety Facility</b>	●
<b>Public Utility Building</b>	●
<b>Utility Generation Facility</b>	●
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	●
<b>Commercial Recreation – Outdoor – Large</b>	●
<b>Commercial Recreation – Outdoor – Small</b>	●
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	○
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	●
<b>Group Home</b>	○
<b>Permanent Supportive Housing</b>	○
<b>Residential (1-2 Units)</b>	●
<b>Residential (2-5 Units)</b>	●
<b>Residential (6+ Units)</b>	●
<b>Senior Independent Living Facility</b>	●
<b>Skilled Care Facility</b>	●

● = Permitted ○ = Conditional	Evans Farm 1 - Mixed-Use
Transitional Dwelling	●
<b>11. TEMPORARY USES</b>	
Concession Stand	●
Construction Trailer ( <a href="#">Section 3.12</a> )	●
Temporary Events	●

Table 2.06-B - Excerpt: EF-1 Zone Dimensional Standards

Standards	Evans Farm 1 - Mixed-Use
	EF-1
<b>Lot Size Standards</b>	
Minimum Lot Size	N/A
Minimum Lot Width	25 feet
<b>Setback Standards</b>	
Maximum Front Setback	N/A
Minimum Front Setback	6 feet
Minimum Side Setback	6 feet <sup>(1)</sup>
Minimum Rear Setback	20 feet
<b>Building Design Standards</b>	
Maximum Building Height	50 feet
Minimum First Floor Height	N/A
Maximum Projection from Primary Structure <sup>(2)</sup>	10 feet
<b>Site Design Standards</b>	
Minimum Pervious Surface Percentage of Total Lot Area <sup>(3)</sup>	N/A

Standards	Evans Farm 1 - Mixed-Use
	EF-1
<b>Minimum Open Space Requirement <sup>(4)</sup></b>	N/A
<b>Table Notes:</b> (1) Minimum side setback is 0 feet for cross-property attached dwelling units. (2) 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 feet. (3) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (4) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

#### **D. Generally applicable regulations.**

- (1)** Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2)** Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3)** Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4)** Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

## Section 2.07 Evans Farm Subdistrict 2 – Residential (EF-2)

- A. Purpose.** The Evans Farm Subdistrict 2 – Residential (EF-2) provides for the planned residential development patterns within the Evans Farm community, including a diversity of housing options.
- B. Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
- (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the EF-2 zone.

Table 2.07-A - Excerpt: EF-2 Zone Permitted Uses

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 2 - Residential</b>
<b>Use Name (and Use Standards)</b>	<b>EF-2</b>
<b>01. ACCESSORY USES</b>	
<b>Home-Based Business</b>	●
<b>Private Garage</b>	
<b>Private Parking Lot</b>	
<b>Solar Facility</b>	
<b>Swimming Pool</b>	
<b>Walk-Up / Bike-Up Window</b>	
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
<b>Advanced Manufacturing</b>	
<b>Agriculture (<a href="#">Section 3.03</a>)</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 2 - Residential</b>
<b>Agritourism</b>	
<b>Community Garden</b>	
<b>Heavy Industrial</b>	
<b>Light Industrial</b>	
<b>Warehousing and Logistics</b>	
<b>03. COMMERCIAL USES</b>	
<b>Adult Entertainment Business</b> ( <a href="#">Section 3.10</a> )	
<b>Antique Shop</b>	
<b>Art Studio</b>	
<b>Artisan Manufacturing</b>	
<b>Beverage Sales, Liquor, Beer or Wine Store</b>	
<b>Beverage, Brewing and Distilling</b>	
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	
<b>Drive Through</b>	
<b>Drugstore</b>	
<b>Financial Institution</b>	
<b>Food Sales, Large Grocery</b>	
<b>Food Sales, Small Grocery</b>	
<b>Food Service, Commissary/Bakery</b>	
<b>Food Service, Deli</b>	
<b>Funeral Home</b>	
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 2 - Residential</b>
<b>Kennel</b>	
<b>Microbrewery or Microdistillery</b>	
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	
<b>Overnight Lodging, Bed and Breakfast</b>	
<b>Overnight Lodging, Boutique Hotel</b>	
<b>Overnight Lodging, Hotel or Motel</b>	
<b>Personal Services</b>	
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	
<b>Restaurant – Full Service</b>	
<b>Restaurant – Limited Service</b>	
<b>Restaurant – Quick Service</b>	
<b>Retail Gasoline and Convenience</b>	
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	
<b>Retail Store, Small – Under 4,000 GFA</b>	
<b>Short-Term Rental</b>	
<b>Standalone Drive-Through Facility</b>	
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 2 - Residential</b>
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	
<b>Community Center</b>	
<b>Event Center</b>	
<b>Library</b>	
<b>Private Club</b>	
<b>Religious Assembly</b>	
<b>Theater</b>	
<b>06. EDUCATION AND CHILDCARE USES</b>	
<b>Commercial College</b>	
<b>Day-Care Center</b>	
<b>Day-Care Home – Type A</b>	
<b>Day-Care Home – Type B</b>	
<b>School – College/University</b>	
<b>School – Primary</b>	
<b>School – Secondary</b>	
<b>07. HEALTH AND WELLNESS USES</b>	
<b>Clinic</b>	
<b>Drug, Alcohol, or Psychiatric Treatment Center</b>	
<b>Fitness Facility/Gym</b>	
<b>Hospital – Full Service with Emergency</b>	
<b>Massage and Physical Therapy</b>	
<b>Standalone Emergency Facility</b>	



<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Evans Farm 2 - Residential</b>
<b>Urgent Care</b>	
<b>08. PUBLIC USES</b>	
<b>Cemeteries</b>	
<b>Collection and Recycling Facility</b>	
<b>Government Administration</b>	
<b>Park</b>	
<b>Public Parking Garage</b>	
<b>Public Parking Lot</b>	
<b>Public Safety Facility</b>	
<b>Public Utility Building</b>	
<b>Utility Generation Facility</b>	
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	
<b>Commercial Recreation – Outdoor – Large</b>	
<b>Commercial Recreation – Outdoor – Small</b>	
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	○
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	●
<b>Group Home</b>	○
<b>Permanent Supportive Housing</b>	○
<b>Residential (1-2 Units)</b>	●

● = Permitted ○ = Conditional	<b>Evans Farm 2 - Residential</b>
<b>Residential (2-5 Units)</b>	
<b>Residential (6+ Units)</b>	
<b>Senior Independent Living Facility</b>	●
<b>Skilled Care Facility</b>	●
<b>Transitional Dwelling</b>	●
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	
<b>Temporary Events</b>	

Table 2.07-B - Excerpt: EF-2 Zone Dimensional Standards

	<b>Evans Farm 2 - Residential</b>
<b>Standards</b>	<b>EF-2</b>
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	N/A
<b>Minimum Lot Width</b>	40 feet
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	30 feet
<b>Minimum Front Setback</b>	10 feet
<b>Minimum Side Setback</b>	6 feet <sup>(1)</sup>
<b>Minimum Rear Setback</b>	20 feet
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	40 feet
<b>Minimum First Floor Height</b>	N/A

Standards	Evans Farm 2 - Residential
	EF-2
Maximum Projection from Primary Structure <sup>(2)</sup>	10 feet
<b>Site Design Standards</b>	
Minimum Pervious Surface Percentage of Total Lot Area <sup>(3)</sup>	25%
Minimum Open Space Requirement <sup>(4)</sup>	N/A
<b>Table Notes:</b> (5) Minimum side setback is 0 feet for cross-property attached dwelling units. (2) 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 feet. (3) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (4) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

#### D. Generally applicable regulations.

- (1) Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.

- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

























### Section 2.08 Flex Employment Zone (FE)

- A. **Purpose.** The Flex Employment Zone (FE) provides for light industrial, research and development, tech, office, and commercial uses to provide maximum flexibility for a robust mix of employment uses and associated business amenities.
- B. **Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
- (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. **Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the FE zone.

*Table 2.08-A - Excerpt: FE Zone Permitted Uses*

● = Permitted	Flex Employment
○ = Conditional	
Use Name (and Use Standards)	FE
<b>01. ACCESSORY USES</b>	
<b>Home-Based Business</b>	●
<b>Private Garage</b>	●
<b>Private Parking Lot</b>	●
<b>Solar Facility</b>	●

● = Permitted ○ = Conditional	<b>Flex Employment</b>
<b>Swimming Pool</b>	●
<b>Walk-Up / Bike-Up Window</b>	●
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
<b>Advanced Manufacturing</b>	●
<b>Agriculture (<a href="#">Section 3.03</a>)</b>	●
<b>Agritourism</b>	
<b>Community Garden</b>	●
<b>Heavy Industrial</b>	○
<b>Light Industrial</b>	●
<b>Warehousing and Logistics</b>	●
<b>03. COMMERCIAL USES</b>	
<b>Adult Entertainment Business (<a href="#">Section 3.10</a>)</b>	○
<b>Antique Shop</b>	●
<b>Art Studio</b>	●
<b>Artisan Manufacturing</b>	●
<b>Beverage Sales, Liquor, Beer or Wine Store</b>	●
<b>Beverage, Brewing and Distilling</b>	●
<b>Beverage, Distribution</b>	●
<b>Beverage, Non-Alcoholic Production</b>	●
<b>Car Wash</b>	●
<b>Clinic, Veterinary</b>	●
<b>Drive Through</b>	○
<b>Drugstore</b>	●

 = Permitted  = Conditional	<b>Flex Employment</b>
<b>Financial Institution</b>	
<b>Food Sales, Large Grocery</b>	
<b>Food Sales, Small Grocery</b>	
<b>Food Service, Commissary/Bakery</b>	
<b>Food Service, Deli</b>	
<b>Funeral Home</b>	
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	
<b>Kennel</b>	
<b>Microbrewery or Microdistillery</b>	
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	
<b>Overnight Lodging, Bed and Breakfast</b>	
<b>Overnight Lodging, Boutique Hotel</b>	
<b>Overnight Lodging, Hotel or Motel</b>	
<b>Personal Services</b>	
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	
<b>Restaurant – Full Service</b>	
<b>Restaurant – Limited Service</b>	
<b>Restaurant – Quick Service</b>	
<b>Retail Gasoline and Convenience</b>	
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	
<b>Retail Store, Small – Under 4,000 GFA</b>	

● = Permitted ○ = Conditional	<b>Flex Employment</b>
<b>Short-Term Rental</b>	●
<b>Standalone Drive-Through Facility</b>	●
<b>Storage Facility, Indoor</b>	●
<b>Storage Facility, Outdoor</b>	●
<b>Vehicle Repair Garage, Light Vehicles</b>	●
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	●
<b>Wholesale Sales</b>	●
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	●
<b>Community Center</b>	●
<b>Event Center</b>	●
<b>Library</b>	●
<b>Private Club</b>	●
<b>Religious Assembly</b>	●
<b>Theater</b>	●
<b>06. EDUCATION AND CHILDCARE USES</b>	
<b>Commercial College</b>	●
<b>Day-Care Center</b>	●
<b>Day-Care Home – Type A</b>	
<b>Day-Care Home – Type B</b>	
<b>School – College/University</b>	●
<b>School – Primary</b>	

● = Permitted ○ = Conditional	<b>Flex Employment</b>
<b>School – Secondary</b>	
<b>07. HEALTH AND WELLNESS USES</b>	
<b>Clinic</b>	●
<b>Drug, Alcohol, or Psychiatric Treatment Center</b>	
<b>Fitness Facility/Gym</b>	●
<b>Hospital – Full Service with Emergency</b>	●
<b>Massage and Physical Therapy</b>	●
<b>Standalone Emergency Facility</b>	●
<b>Urgent Care</b>	●
<b>08. PUBLIC USES</b>	
<b>Cemeteries</b>	●
<b>Collection and Recycling Facility</b>	●
<b>Government Administration</b>	●
<b>Park</b>	●
<b>Public Parking Garage</b>	●
<b>Public Parking Lot</b>	●
<b>Public Safety Facility</b>	●
<b>Public Utility Building</b>	●
<b>Utility Generation Facility</b>	●
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	●
<b>Commercial Recreation – Indoor – Small</b>	●



● = Permitted ○ = Conditional	<b>Flex Employment</b>
<b>Commercial Recreation – Outdoor – Large</b>	●
<b>Commercial Recreation – Outdoor – Small</b>	●
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	
<b>Group Home</b>	
<b>Permanent Supportive Housing</b>	
<b>Residential (1-2 Units)</b>	
<b>Residential (2-5 Units)</b>	
<b>Residential (6+ Units)</b>	
<b>Senior Independent Living Facility</b>	
<b>Skilled Care Facility</b>	
<b>Transitional Dwelling</b>	
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	●
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	●

Table 2.08-B - Excerpt: FE Zone Dimensional Standards

<b>Standards</b>	<b>Flex Employment</b>
	<b>FE</b>
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	10,000 square feet

Standards	Flex Employment
	FE
Minimum Lot Width	75 feet
<b>Setback Standards</b>	
Maximum Front Setback	N/A
Minimum Front Setback	50 feet
Minimum Side Setback	15 feet <sup>(1)</sup>
Minimum Rear Setback	30 feet <sup>(2)</sup>
<b>Building Design Standards</b>	
Maximum Building Height	60 feet
Minimum First Floor Height	N/A
Maximum Projection from Primary Structure <sup>(3)</sup>	10 feet
<b>Site Design Standards</b>	
Minimum Pervious Surface Percentage of Total Lot Area <sup>(4)</sup>	25%
Minimum Open Space Requirement <sup>(5)</sup>	N/A
<b>Table Notes:</b> (1) Minimum side setback is 50 feet where abutting a residential district. (2) Minimum rear setback is 50 feet where abutting a residential district. (3) 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 feet. (4) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (5) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

**D. Generally applicable regulations.**

- (1) Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

### Section 2.09 Lewis Center Village District (LCV)

- A. **Purpose.** The Lewis Center District (LCV) accommodates the unique development patterns present within Old Lewis Center.
- B. **Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
  - (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. **Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the LCV district.

Table 2.09-A - Excerpt: LCV District Permitted Uses

<p>● = Permitted</p> <p>○ = Conditional</p>	Lewis Center Village
Use Name (and Use Standards)	LCV
<b>01. ACCESSORY USES</b>	
Home-Based Business	●
Private Garage	○
Private Parking Lot	
Solar Facility	○
Swimming Pool	●
Walk-Up / Bike-Up Window	●
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
Advanced Manufacturing	
Agriculture ( <a href="#">Section 3.03</a> )	●
Agritourism	○
Community Garden	●
Heavy Industrial	
Light Industrial	
Warehousing and Logistics	
<b>03. COMMERCIAL USES</b>	
Adult Entertainment Business ( <a href="#">Section 3.10</a> )	
Antique Shop	●
Art Studio	●
Artisan Manufacturing	●
Beverage Sales, Liquor, Beer or Wine Store	
Beverage, Brewing and Distilling	

 = Permitted  = Conditional	<b>Lewis Center Village</b>
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	
<b>Drive Through</b>	
<b>Drugstore</b>	
<b>Financial Institution</b>	
<b>Food Sales, Large Grocery</b>	
<b>Food Sales, Small Grocery</b>	
<b>Food Service, Commissary/Bakery</b>	
<b>Food Service, Deli</b>	
<b>Funeral Home</b>	
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	
<b>Kennel</b>	
<b>Microbrewery or Microdistillery</b>	
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	
<b>Overnight Lodging, Bed and Breakfast</b>	
<b>Overnight Lodging, Boutique Hotel</b>	
<b>Overnight Lodging, Hotel or Motel</b>	
<b>Personal Services</b>	
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	
<b>Restaurant – Full Service</b>	
<b>Restaurant – Limited Service</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Lewis Center Village</b>
<b>Restaurant – Quick Service</b>	●
<b>Retail Gasoline and Convenience</b>	●
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	
<b>Retail Store, Small – Under 4,000 GFA</b>	●
<b>Short-Term Rental</b>	○
<b>Standalone Drive-Through Facility</b>	
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	●
<b>Community Center</b>	●
<b>Event Center</b>	○
<b>Library</b>	●
<b>Private Club</b>	○
<b>Religious Assembly</b>	●
<b>Theater</b>	●
<b>06. EDUCATION AND CHILDCARE USES</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Lewis Center Village</b>
<b>Commercial College</b>	
<b>Day-Care Center</b>	○
<b>Day-Care Home – Type A</b>	○
<b>Day-Care Home – Type B</b>	○
<b>School – College/University</b>	●
<b>School – Primary</b>	●
<b>School – Secondary</b>	●
<b>07. HEALTH AND WELLNESS USES</b>	
<b>Clinic</b>	
<b>Drug, Alcohol, or Psychiatric Treatment Center</b>	
<b>Fitness Facility/Gym</b>	○
<b>Hospital – Full Service with Emergency</b>	
<b>Massage and Physical Therapy</b>	○
<b>Standalone Emergency Facility</b>	
<b>Urgent Care</b>	
<b>08. PUBLIC USES</b>	
<b>Cemeteries</b>	○
<b>Collection and Recycling Facility</b>	○
<b>Government Administration</b>	●
<b>Park</b>	●
<b>Public Parking Garage</b>	●
<b>Public Parking Lot</b>	○
<b>Public Safety Facility</b>	○
<b>Public Utility Building</b>	○

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Lewis Center Village</b>
<b>Utility Generation Facility</b>	○
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	●
<b>Commercial Recreation – Outdoor – Large</b>	
<b>Commercial Recreation – Outdoor – Small</b>	●
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	○
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	
<b>Group Home</b>	○
<b>Permanent Supportive Housing</b>	○
<b>Residential (1-2 Units)</b>	●
<b>Residential (2-5 Units)</b>	
<b>Residential (6+ Units)</b>	
<b>Senior Independent Living Facility</b>	
<b>Skilled Care Facility</b>	
<b>Transitional Dwelling</b>	○
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	●
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	●



*Table 2.09-B - Excerpt: LCV District Dimensional Standards*

<b>Standards</b>	<b>Lewis Center Village</b>
	<b>LCV</b>
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	3,000 square feet
<b>Minimum Lot Width</b>	25 feet
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	N/A
<b>Minimum Front Setback</b>	10 feet
<b>Minimum Side Setback</b>	6 feet <sup>(1)</sup>
<b>Minimum Rear Setback</b>	20 feet <sup>(2)</sup>
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	40 feet
<b>Minimum First Floor Height</b>	12 feet
<b>Maximum Projection from Primary Structure <sup>(3)</sup></b>	10 feet
<b>Site Design Standards</b>	
<b>Minimum Pervious Surface Percentage of Total Lot Area <sup>(4)</sup></b>	25%
<b>Minimum Open Space Requirement <sup>(5)</sup></b>	N/A
<b>Table Notes:</b> (1) Minimum side setback is 0 feet for cross-property attached dwelling units. (2) Minimum rear setback for accessory structures is 10 feet. (3) 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 feet. (4) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (5) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

**D. Generally applicable regulations.**

- (1) Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

**Section 2.10 Mixed-Use District (MU)**

- A. **Purpose.** The Mixed-Use District (MU) provides a range of commercial and residential uses with goals of facilitating vibrancy, accessibility, and flexibility. This district facilitates walkability through more granular development patterns.
- B. **Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
  - (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.

- C. Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the MU district.

*Table 2.10-A - Excerpt: MU District Permitted Uses*

● = Permitted ○ = Conditional	Mixed-Use Center
Use Name (and Use Standards)	MU
<b>01. ACCESSORY USES</b>	
Home-Based Business	●
Private Garage	●
Private Parking Lot	●
Solar Facility	●
Swimming Pool	●
Walk-Up / Bike-Up Window	●
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
Advanced Manufacturing	
Agriculture ( <a href="#">Section 3.03</a> )	●
Agritourism	
Community Garden	●
Heavy Industrial	
Light Industrial	
Warehousing and Logistics	
<b>03. COMMERCIAL USES</b>	
Adult Entertainment Business ( <a href="#">Section 3.10</a> )	
Antique Shop	●
Art Studio	●
Artisan Manufacturing	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Mixed-Use Center</b>
<b>Beverage Sales, Liquor, Beer or Wine Store</b>	●
<b>Beverage, Brewing and Distilling</b>	○
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	●
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	●
<b>Drive Through</b>	
<b>Drugstore</b>	●
<b>Financial Institution</b>	●
<b>Food Sales, Large Grocery</b>	●
<b>Food Sales, Small Grocery</b>	●
<b>Food Service, Commissary/Bakery</b>	●
<b>Food Service, Deli</b>	●
<b>Funeral Home</b>	○
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	●
<b>Kennel</b>	●
<b>Microbrewery or Microdistillery</b>	●
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	●
<b>Overnight Lodging, Bed and Breakfast</b>	●
<b>Overnight Lodging, Boutique Hotel</b>	●
<b>Overnight Lodging, Hotel or Motel</b>	●
<b>Personal Services</b>	●
<b>Recreational Vehicle Sales/Services</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Mixed-Use Center</b>
<b>Research/Laboratory Facility</b>	●
<b>Restaurant – Full Service</b>	●
<b>Restaurant – Limited Service</b>	●
<b>Restaurant – Quick Service</b>	●
<b>Retail Gasoline and Convenience</b>	○
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	○
<b>Retail Store, Small – Under 4,000 GFA</b>	●
<b>Short-Term Rental</b>	●
<b>Standalone Drive-Through Facility</b>	●
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	●
<b>Community Center</b>	●
<b>Event Center</b>	○
<b>Library</b>	●
<b>Private Club</b>	○

● = Permitted ○ = Conditional	<b>Mixed-Use Center</b>
<b>Religious Assembly</b>	●
<b>Theater</b>	●
<b>06. EDUCATION AND CHILDCARE USES</b>	
<b>Commercial College</b>	●
<b>Day-Care Center</b>	●
<b>Day-Care Home – Type A</b>	○
<b>Day-Care Home – Type B</b>	○
<b>School – College/University</b>	●
<b>School – Primary</b>	●
<b>School – Secondary</b>	●
<b>07. HEALTH AND WELLNESS USES</b>	
<b>Clinic</b>	●
<b>Drug, Alcohol, or Psychiatric Treatment Center</b>	
<b>Fitness Facility/Gym</b>	●
<b>Hospital – Full Service with Emergency</b>	
<b>Massage and Physical Therapy</b>	●
<b>Standalone Emergency Facility</b>	
<b>Urgent Care</b>	●
<b>08. PUBLIC USES</b>	
<b>Cemeteries</b>	○
<b>Collection and Recycling Facility</b>	
<b>Government Administration</b>	●
<b>Park</b>	●
<b>Public Parking Garage</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Mixed-Use Center</b>
<b>Public Parking Lot</b>	○
<b>Public Safety Facility</b>	○
<b>Public Utility Building</b>	○
<b>Utility Generation Facility</b>	○
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	●
<b>Commercial Recreation – Outdoor – Large</b>	
<b>Commercial Recreation – Outdoor – Small</b>	●
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	●
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	●
<b>Group Home</b>	
<b>Permanent Supportive Housing</b>	○
<b>Residential (1-2 Units)</b>	●
<b>Residential (2-5 Units)</b>	●
<b>Residential (6+ Units)</b>	●
<b>Senior Independent Living Facility</b>	●
<b>Skilled Care Facility</b>	●
<b>Transitional Dwelling</b>	○
<b>11. TEMPORARY USES</b>	

● = Permitted ○ = Conditional	<b>Mixed-Use Center</b>
<b>Concession Stand</b>	●
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	●

*Table 2.10-B - Excerpt: MU District Dimensional Standards*

Standards	Mixed-Use Center
	MU
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	N/A
<b>Minimum Lot Width</b>	N/A
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	50 feet
<b>Minimum Front Setback</b>	10 feet <sup>(1)</sup>
<b>Minimum Side Setback</b>	6 feet <sup>(2)</sup>
<b>Minimum Rear Setback</b>	10 feet <sup>(3)</sup>
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	60 feet
<b>Minimum First Floor Height</b>	12 feet
<b>Maximum Projection from Primary Structure <sup>(4)</sup></b>	10 feet
<b>Site Design Standards</b>	
<b>Minimum Pervious Surface Percentage of Total Lot Area <sup>(5)</sup></b>	N/A
<b>Minimum Open Space Requirement <sup>(6)</sup></b>	20%
<b>Table Notes:</b> (1) Minimum front setback is 50 feet where abutting a residential district. (2) Minimum side setback is 0 feet for cross-property attached dwelling units. (3) Minimum rear setback is 50 feet where abutting a residential district.	



Standards	Mixed-Use Center
	MU
<p>(4) 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 feet.</p> <p>(5) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface.</p> <p>(6) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.</p>	

#### D. **Generally applicable regulations.**

- (1) Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

### Section 2.11 Neighborhood Zone (N)

- A. **Purpose.** The Neighborhood Zone (N) accommodates existing residential neighborhoods while providing flexibility for new home construction in a manner

that is compatible with existing development patterns and the goals of the Township's Comprehensive Plan pertaining to housing.

**B. Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:

- (1) Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
- (2) Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.

**C. Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the Neighborhood zone.

*Table 2.11-A - Excerpt: Neighborhood Zone Permitted Uses*

● = Permitted ○ = Conditional	<b>Neighborhood Zone</b>
<b>Use Name (and Use Standards)</b>	<b>N</b>
<b>01. ACCESSORY USES</b>	
<b>Home-Based Business</b>	●
<b>Private Garage</b>	
<b>Private Parking Lot</b>	
<b>Solar Facility</b>	●
<b>Swimming Pool</b>	●
<b>Walk-Up / Bike-Up Window</b>	
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
<b>Advanced Manufacturing</b>	
<b>Agriculture (<a href="#">Section 3.03</a>)</b>	●
<b>Agritourism</b>	○
<b>Community Garden</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Neighborhood Zone</b>
<b>Heavy Industrial</b>	
<b>Light Industrial</b>	
<b>Warehousing and Logistics</b>	
<b>03. COMMERCIAL USES</b>	
<b>Adult Entertainment Business (<a href="#">Section 3.10</a>)</b>	
<b>Antique Shop</b>	
<b>Art Studio</b>	○
<b>Artisan Manufacturing</b>	
<b>Beverage Sales, Liquor, Beer or Wine Store</b>	
<b>Beverage, Brewing and Distilling</b>	
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	
<b>Drive Through</b>	
<b>Drugstore</b>	○
<b>Financial Institution</b>	
<b>Food Sales, Large Grocery</b>	
<b>Food Sales, Small Grocery</b>	○
<b>Food Service, Commissary/Bakery</b>	○
<b>Food Service, Deli</b>	○
<b>Funeral Home</b>	
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	
<b>Kennel</b>	
<b>Microbrewery or Microdistillery</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Neighborhood Zone</b>
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	○
<b>Overnight Lodging, Bed and Breakfast</b>	○
<b>Overnight Lodging, Boutique Hotel</b>	
<b>Overnight Lodging, Hotel or Motel</b>	
<b>Personal Services</b>	○
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	
<b>Restaurant – Full Service</b>	
<b>Restaurant – Limited Service</b>	○
<b>Restaurant – Quick Service</b>	○
<b>Retail Gasoline and Convenience</b>	
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	
<b>Retail Store, Small – Under 4,000 GFA</b>	
<b>Short-Term Rental</b>	○
<b>Standalone Drive-Through Facility</b>	
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Neighborhood Zone</b>
<b>05. CONGREGATIONAL USES</b>	
Arts Center	
Community Center	○
Event Center	
Library	○
Private Club	
Religious Assembly	●
Theater	
<b>06. EDUCATION AND CHILDCARE USES</b>	
Commercial College	
Day-Care Center	○
Day-Care Home – Type A	○
Day-Care Home – Type B	○
School – College/University	●
School – Primary	●
School – Secondary	●
<b>07. HEALTH AND WELLNESS USES</b>	
Clinic	○
Drug, Alcohol, or Psychiatric Treatment Center	
Fitness Facility/Gym	○
Hospital – Full Service with Emergency	
Massage and Physical Therapy	○
Standalone Emergency Facility	
Urgent Care	
<b>08. PUBLIC USES</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Neighborhood Zone</b>
<b>Cemeteries</b>	●
<b>Collection and Recycling Facility</b>	
<b>Government Administration</b>	
<b>Park</b>	●
<b>Public Parking Garage</b>	
<b>Public Parking Lot</b>	
<b>Public Safety Facility</b>	●
<b>Public Utility Building</b>	●
<b>Utility Generation Facility</b>	●
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	
<b>Commercial Recreation – Outdoor – Large</b>	
<b>Commercial Recreation – Outdoor – Small</b>	
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	○
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	
<b>Group Home</b>	○
<b>Permanent Supportive Housing</b>	○
<b>Residential (1-2 Units)</b>	●
<b>Residential (2-5 Units)</b>	○
<b>Residential (6+ Units)</b>	

● = Permitted ○ = Conditional	<b>Neighborhood Zone</b>
<b>Senior Independent Living Facility</b>	
<b>Skilled Care Facility</b>	
<b>Transitional Dwelling</b>	○
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	○

Table 2.11-B - Excerpt: Neighborhood Zone Dimensional Standards

Standards	Neighborhood Zone
	N
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	5,500 square feet <sup>(1)</sup>
<b>Minimum Lot Width</b>	50 feet <sup>(2)</sup>
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	N/A
<b>Minimum Front Setback</b>	20 feet
<b>Minimum Side Setback</b>	10 feet <sup>(3)</sup>
<b>Minimum Rear Setback</b>	30 feet <sup>(4)</sup>
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	40 feet
<b>Minimum First Floor Height</b>	N/A
<b>Maximum Projection from Primary Structure <sup>(5)</sup></b>	10 feet
<b>Site Design Standards</b>	

Standards	Neighborhood Zone
	N
Minimum Pervious Surface Percentage of Total Lot Area <sup>(6)</sup>	35%
Minimum Open Space Requirement <sup>(7)</sup>	20%
<b>Table Notes:</b> (1) Minimum lot size is 4,000 square feet for cross-property attached dwelling units. (2) Minimum lot width is 35 feet for cross-property attached dwelling units. (3) Minimum side setback is 0 feet for cross-property attached dwelling units. (4) Minimum rear setback for accessory structures is 10 feet. (5) 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 feet. (6) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (7) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

#### D. Generally applicable regulations.

- (1) Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2) Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3) Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination,



sign type permissions, non-conforming signs, and signage maintenance requirements.

### Section 2.12 Parks & Open Space Zone (POS)

- A. Purpose.** The Parks & Open Space Zone (POS) protects and preserves open space, public recreation facilities, and green space throughout the Township.
- B. Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
- (1)** Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2)** Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the POS zone.

Table 2.12-A - Excerpt: POS Zone Permitted Uses

● = Permitted ○ = Conditional	<b>Parks &amp; Open Space</b>
<b>Use Name (and Use Standards)</b>	<b>POS</b>
<b>01. ACCESSORY USES</b>	
<b>Home-Based Business</b>	
<b>Private Garage</b>	
<b>Private Parking Lot</b>	
<b>Solar Facility</b>	○
<b>Swimming Pool</b>	●
<b>Walk-Up / Bike-Up Window</b>	
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
<b>Advanced Manufacturing</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Parks &amp; Open Space</b>
<b>Agriculture (<a href="#">Section 3.03</a>)</b>	●
<b>Agritourism</b>	●
<b>Community Garden</b>	●
<b>Heavy Industrial</b>	
<b>Light Industrial</b>	
<b>Warehousing and Logistics</b>	
<b>03. COMMERCIAL USES</b>	
<b>Adult Entertainment Business (<a href="#">Section 3.10</a>)</b>	
<b>Antique Shop</b>	
<b>Art Studio</b>	
<b>Artisan Manufacturing</b>	
<b>Beverage Sales, Liquor, Beer or Wine Store</b>	
<b>Beverage, Brewing and Distilling</b>	
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	
<b>Drive Through</b>	
<b>Drugstore</b>	
<b>Financial Institution</b>	
<b>Food Sales, Large Grocery</b>	
<b>Food Sales, Small Grocery</b>	
<b>Food Service, Commissary/Bakery</b>	
<b>Food Service, Deli</b>	
<b>Funeral Home</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Parks &amp; Open Space</b>
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	
<b>Kennel</b>	
<b>Microbrewery or Microdistillery</b>	
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	
<b>Overnight Lodging, Bed and Breakfast</b>	
<b>Overnight Lodging, Boutique Hotel</b>	
<b>Overnight Lodging, Hotel or Motel</b>	
<b>Personal Services</b>	
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	
<b>Restaurant – Full Service</b>	
<b>Restaurant – Limited Service</b>	
<b>Restaurant – Quick Service</b>	
<b>Retail Gasoline and Convenience</b>	
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	
<b>Retail Store, Small – Under 4,000 GFA</b>	
<b>Short-Term Rental</b>	
<b>Standalone Drive-Through Facility</b>	
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Parks &amp; Open Space</b>
<b>04. COMMUNICATIONS FACILITIES</b>	
Essential Communications Facility	●
<b>05. CONGREGATIONAL USES</b>	
Arts Center	●
Community Center	●
Event Center	●
Library	●
Private Club	
Religious Assembly	
Theater	●
<b>06. EDUCATION AND CHILDCARE USES</b>	
Commercial College	
Day-Care Center	
Day-Care Home – Type A	
Day-Care Home – Type B	
School – College/University	
School – Primary	
School – Secondary	
<b>07. HEALTH AND WELLNESS USES</b>	
Clinic	
Drug, Alcohol, or Psychiatric Treatment Center	
Fitness Facility/Gym	
Hospital – Full Service with Emergency	
Massage and Physical Therapy	
Standalone Emergency Facility	

● = Permitted ○ = Conditional	<b>Parks &amp; Open Space</b>
<b>Urgent Care</b>	
<b>08. PUBLIC USES</b>	
<b>Cemeteries</b>	●
<b>Collection and Recycling Facility</b>	
<b>Government Administration</b>	●
<b>Park</b>	●
<b>Public Parking Garage</b>	●
<b>Public Parking Lot</b>	●
<b>Public Safety Facility</b>	●
<b>Public Utility Building</b>	●
<b>Utility Generation Facility</b>	
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	
<b>Commercial Recreation – Outdoor – Large</b>	
<b>Commercial Recreation – Outdoor – Small</b>	
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	
<b>Group Home</b>	
<b>Permanent Supportive Housing</b>	
<b>Residential (1-2 Units)</b>	

● = Permitted ○ = Conditional	<b>Parks &amp; Open Space</b>
<b>Residential (2-5 Units)</b>	
<b>Residential (6+ Units)</b>	
<b>Senior Independent Living Facility</b>	
<b>Skilled Care Facility</b>	
<b>Transitional Dwelling</b>	
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	●
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	●

Table 2.12-B - Excerpt: POS Zone Dimensional Standards

Standards	<b>Parks &amp; Open Space</b>
	<b>POS</b>
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	N/A
<b>Minimum Lot Width</b>	N/A
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	N/A
<b>Minimum Front Setback</b>	10 feet
<b>Minimum Side Setback</b>	5 feet
<b>Minimum Rear Setback</b>	10 feet
<b>Building Design Standards</b>	
<b>Maximum Building Height</b>	N/A
<b>Minimum First Floor Height</b>	N/A
<b>Maximum Projection from Primary Structure <sup>(1)</sup></b>	10 feet

Standards	Parks & Open Space
	POS
<b>Site Design Standards</b>	
<b>Minimum Pervious Surface Percentage of Total Lot Area <sup>(2)</sup></b>	N/A
<b>Minimum Open Space Requirement <sup>(3)</sup></b>	N/A
<b>Table Notes:</b> (1) 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 feet. (2) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (3) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

#### **D. Generally applicable regulations.**

- (1)** Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2)** Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3)** Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas, parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.
- (4)** Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination,

sign type permissions, non-conforming signs, and signage maintenance requirements.

### Section 2.13 Route 23 Corridor Overlay District (RCOD)

**A. Purpose.** The Route 23 Corridor Overlay District (RCOD) is created pursuant to Section 519.021(C) of the Ohio Revised Code to further the purpose of promoting the general welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of retail, office, and commercial development. The overlay encourages flexibility of design to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development that:

- (1) Preserves unique or sensitive natural resources and integrates open space within developments.
- (2) Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.
- (3) Reduces erosion and sedimentation by minimizing land disturbance.
- (4) Provides an opportunity for an appropriate mix of uses.
- (5) Enables an extensive review of design characteristics to ensure that projects are properly integrated into surroundings and are compatible with adjacent development.
- (6) Assures compatibility between proposed land uses through appropriate development controls.
- (7) Preserves the streetscape along the roadways, maintaining the character and promoting safe pedestrian movement.
- (8) Enhances the welfare and economy of Orange Township by making available a variety of employment opportunities, providers of goods and services as well as providing a variety of housing options for the Township residents.



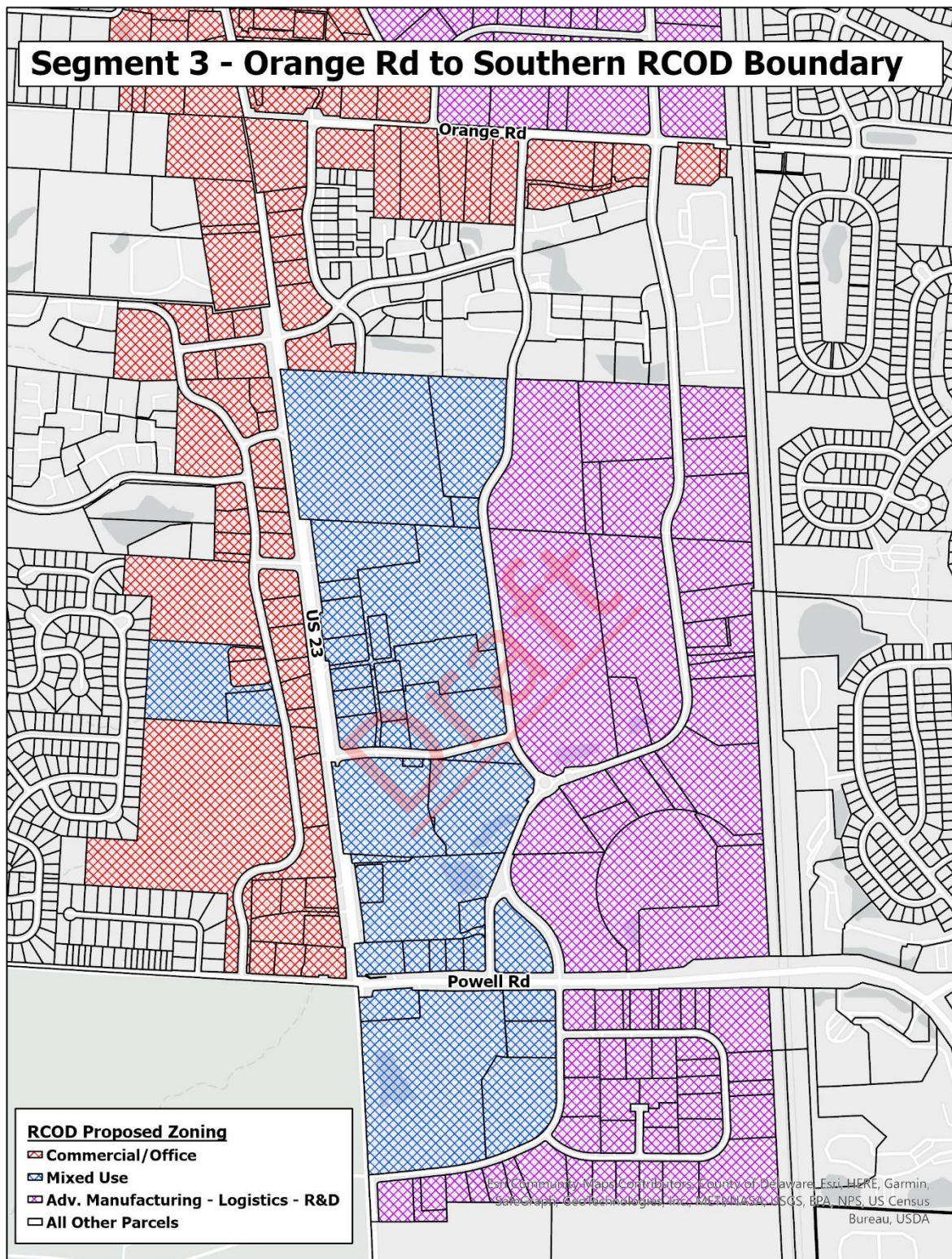
- (9) Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet are imaginative in architectural design and are consistent with applicable public plans for the area and are compatible with surrounding land uses.
- B. **Overlay established.** The RCOD encompasses, includes, overlays, and rezones the area shown on the Route 23 Commercial Overlay Zoning District Map, which is incorporated herein and is hereby adopted as the official Zoning District Map for the RCOD. The zoning regulations and districts in existence at the time of the effective date of the RCOD rezoning shall continue to apply to all property within the RCOD, unless the Orange Township Board of Trustees (“the Trustees”), in accordance with this Section, approves an application submitted by a property owner and/or their agent (“the Applicant”), to subject their property to the provisions of the RCOD. Such an application shall be made in accordance with the provisions of this Section and all other applicable Articles of this Zoning Resolution.
- C. **Applicability of RCOD overlay.** The standards within this Section 2.13 shall only apply if a given property owner opts in to the RCOD standards through a formal application to Orange Township requesting such applicability.











- D. Subareas.** The following subareas of the Route 23 Overlay District are hereby established as listed below and incorporated into the Zoning Map.
- (1) Commercial – Office
  - (2) Advanced Manufacturing – Logistics – Research and Development
  - (3) Mixed Use
- E. Segment areas.** The following segment areas are hereby established below and further defined on the above overlay maps for the expressed purpose of establishing unit limitations/caps.
- (1) Segment Area 1 – Shanahan Road to Lewis Center Road – up to 400 units
  - (2) Segment Area 2 – Lewis Center Road to Orange Road – up to 325 units
  - (3) Segment Area 3 – Orange Road to the shown southern RCOD Boundary Line - up to 250 units
- F. Segment area residential unit caps.**
- (1) The unit limitations (or maximum caps) shall apply to residential units that were or may be subject to this overlay, regardless of unit type or subarea designation, as specifically noted and designated, per area, on the attached overlay maps adopted herewith.
  - (2) Each applicant for a Final Development Plan approval shall be required to confer with the Township zoning officer prior to submittal to confirm the existing number of units (approved and built) and the remaining number of Multi-Unit, Mixed Use, Townhomes, and Two- and/or Three-Unit detached residential units allowed within a given Segment Area, in accordance herewith.
- G. Procedure.** All applications to submit property to the RCOD regulations shall follow the procedures outlined below:
- (1) Pre-application meeting:



- (i) The applicant shall engage in informal consultations with staff from the Township. Such consultations may also include, and are strongly encouraged with, the Delaware County Regional Planning Commission, the Delaware County Engineer, the local parks board, one or two representatives from the Township Zoning Commission, and other departments prior to submission of an application for approval of a development plan. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure of formal approval required by the Township or County statutes or rules. Ohio's Open Meetings Law (R.C. 121.22) is required to be observed at all meetings involving a quorum of members of the Zoning Commission or Board of Trustees.
- (ii) The application should provide a conceptual layout of the proposed development to allow discussion of the existing features of the site, environmental limitations of the site, and any utility and transportation-related matters.

**(2) RCOD development plan schedule:**

- (i) Each year, the Orange Township Board of Trustees shall adopt an RCOD development plan schedule, which shall include monthly submittal deadlines for RCOD applications. The submittal deadline immediately following the submission of a complete application, as determined by the Zoning Inspector, shall be considered the "submittal date" of said application.
- (ii) Each year the Zoning Commission shall adopt an RCOD work session schedule that includes one work session per month within 45 days of each submittal deadline established by the Board of Trustees. The purpose of the monthly work sessions is to review any proposed RCOD applications, including associated development plans, and to provide informal feedback to the Township Trustees prior to the required Trustee public hearing.

**(3) Application and development plan:**

- (i) The applicant shall prepare and submit a formal application and development plan with a minimum of five hard copies, along with an electronic copy and any and all applicable fees to the Orange Township Zoning Inspector. The application shall be signed by the applicant and all owners of the property. The Orange Township Board of Trustees may request that any County agency and/or any committee of the Delaware County Regional Planning Commission submit comments for consideration at the meeting.
- (ii) The application shall include a development plan and be accompanied by the following supporting information and documentation in text and map form:
  - a) A survey plan and legal description signed by a registered Ohio surveyor showing the size and location of the tract to be developed.
  - b) A grading plan drawn to scale of 1" = 100', or to another scale acceptable to the Zoning Inspector showing all information pertaining to surface drainage for the tract.
  - c) An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain, and preserve the required open space. The location, size, and proposed use(s) of all open space areas shall be detailed.
- (iii) The application may also require a traffic impact study (TIS) in the following circumstances:
  - a) When the proposed use(s) within the tract to be developed generate less than 100 a.m. or p.m. peak hour vehicle trips and/or less than 500 new daily vehicle trips: no TIS is required.
  - b) When the proposed use(s) within the tract to be developed generate 100 or more a.m. or p.m. peak hour vehicle trips and/or 500 or more

new daily vehicle trips, a TIS shall be required but the applicant may delay the TIS until after the development plan has been approved by the Township Trustees, provided the following information is submitted to the Zoning Inspector at the time of the zoning permit application: (1) A copy of a letter(s) from the permitting authority(ies) of the applicable roadway(s) indicating that the applicant has completed a TIS and that said permitting authority(ies) has (have) reviewed and approved said TIS. (2) A copy of an agreement or other acceptable form of commitment between the applicant and the permitting authority(ies) of the roadway(s), binding the applicant to construct the required improvements within the TIS in accordance with the time frames in the approved study. (3) If an applicant is unable to provide the above information, then the zoning permit shall be denied by the Zoning Inspector and a new development plan must be approved by the Township Trustees in accordance with this Section.

- c) Vehicle trips shall be determined by utilizing the ITE Trip Generator Book (8<sup>th</sup> Edition or most current publication).
- d) A TIS, when required, shall be signed and sealed by a professional engineer (preferably a professional transportation operations engineer) and shall include all information required by the Delaware County Engineer's Office (DECO), the Ohio Department of Transportation (ODOT) or any third party engineering firm hired by the Township, as applicable.
- e) The recommendations included in a TIS shall be approved by the Township. In addition, approval from the permitting authority of the applicable roads to which the recommendations apply shall also be required. The Township may utilize a third-part engineering firm or the County Engineer's office to review and approve the recommendations of the TIS.



- (4) Development plan contents: The development plan must be drawn to a scale of at least 1" = 100', or to another scale acceptable to the Zoning Inspector, and include, in text and map form, the following proposed features:
- (i) Proposed name of the development and its location.
  - (ii) Names and addresses of the applicant, owners, and developers.
  - (iii) Date and north arrow.
  - (iv) A list, description, and location of the precise uses proposed for the development and phases for construction, if any. The list of uses shall be defined by their customary name or identification and must be allowed as permitted uses for the applicable subarea. Any listed uses may be limited to specific areas delineated in the Development Plan. If the proposed timetable for development includes constructing the property in phases, all phases to be developed after the first phase shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.
  - (v) Boundary lines of the proposed development and the total acreage of the proposed project.
  - (vi) The adjoining lines of adjacent tracts, parcels, or lots.
  - (vii) Layout, numbering, and dimensions of lots, if more than one.
  - (viii) Labels for the existing zoning districts for the tract and adjacent parcels.
  - (ix) Existing deed restriction for the tract to be developed, if applicable.
  - (x) Sight line diagram for adjacent residential districts.
  - (xi) Locations, widths, and names of all existing and proposed public streets or other public rights-of-way, railroad and utility rights-of-way or easements, parks and other public open spaces, and section and corporation lines within the tract.

- (xii) Existing sewers, water mains, culverts, and other underground facilities within the tract, adjacent to the tract, or that will be used or are proposed to be used in developing the tract, indicating pipe sizing, grades, and locations.
- (xiii) Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features within the tract.
- (xiv) An exhibit demonstrating environmentally sensitive areas such as the 100-year floodplain, wetlands, and slopes greater than 20%.
- (xv) Any stream delineations and mitigation setbacks required by the Ohio Environmental Protection Agency's (OEPA) Olentangy Permit.
- (xvi) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant, and for the dedications.
- (xvii) The proposed provisions for water, fire hydrants, sanitary sewer, all underground utilities, and surface drainage with engineering feasibility studies or other evidence of reasonableness. Preliminary water, sanitary sewer, and storm sewer line sizes and locations, detention basins, and drainage structures shall be drawn. Detailed engineering is not required.
- (xviii) A copy of letters from the following entities:
  - a) County engineer or roadway maintaining authority stating that the proposed access and sight distance is adequate.
  - b) Water and Sewer District stating that water and sanitary sewers are available and have sufficient capacity to serve the proposed land uses.
- (xix) Proposed street grades and preliminary sewer size slope.
- (xx) Building setback lines with dimensions.

- (xxi) Layout, location, and dimensions of any existing and proposed structures. Any existing structures to be demolished when developing the tract must be labeled as “to be removed.”
- (xxii) Building locations depicting the bulk, height, and spatial relationships of building masses with adjacent development.
- (xxiii) Preliminary drawings for buildings to be constructed, including preliminary floor plans, exterior elevations, and sections.
- (xxiv) Color renderings of proposed and existing structures (except those that are “to be removed”), complete with a listing of all colors referenced by the Munsell Color System (latest edition) or if it is not available, the manufacturer’s reference/serial number with samples and materials to be used.
- (xxv) Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers, and loading zones from view.
- (xxvi) Detailed parking and loading plan showing layout, location, and design of parking and loading areas, number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks, and land improvements on existing public roads.
- (xxvii) Accommodations and access for emergency and fire-fighting apparatus.
- (xxviii) A detailed signage plan showing the location, type, dimensions, and features of all signage.
- (xxix) A detailed exterior lighting plan that includes a photometric plan showing:
  - a) The proposed intensity levels of the lighting throughout the site indicating footcandle measurements.
  - b) The lighting levels for the proposed site and an area extending a minimum of 30 feet onto adjacent properties.

- c) The locations of each of the proposed lighting fixtures (wall mounted and pole).
- d) The minimum, maximum, and average intensity/illumination for the site.
- e) Details of all proposed outdoor lighting fixtures indicating manufacturer, model, and style of the fixture.
- f) A graphic representation of the fixture.
- g) The fixture lamp type (e.g., low-pressure sodium, metal halide, etc.) shall be indicated on the proposed plans.
- h) The proposed height of the lighting fixtures.
- i) The hours of use of the lighting fixtures.
- (xxx) A landscape plan which depicts and identifies all proposed landscaping features. The landscape plan shall identify the caliber, height, and numbers of each plant, shrub, or tree, its name, its size at planting, and rendering(s) of how that section of development would look in elevation.
- (xxxi) A letter stating that all necessary restrictive covenants, to ensure the perpetual maintenance of the required open space, will be executed. Executed covenants shall be submitted prior to the Zoning Inspector issuing a zoning permit for construction.
- (xxxii) A letter stating that all necessary agreements will be executed to ensure access to and maintenance of any proposed shared parking. Executed agreements shall be submitted prior to the Zoning Inspector issuing a zoning permit for construction.
- (xxxiii) The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.
- (xxxiv) The applicant may request a divergence from the development standards set forth in this Section. An applicant making such a request shall

specifically and separately list each requested divergence and the justification therefore on the development plan submittals with a request that the proposed divergence be approved as part of and as shown on the development plan. Unless specifically supplemented by the standards contained in the development plan, the development shall comply with the requirements contained in this Section. A request to approve a use that is not listed as a permitted use in the subarea shall not be considered a divergence and shall follow the statutory rezoning process to determine if such use should be added to the subarea text.

- (xxxv) Any other information as may be required by the Orange Township Board of Trustees in order to determine compliance with this Zoning Resolution.
- (xxxvi) All drawings that are a part of the development plan shall respectively bear the seals of the preparing architect, landscape architect, and/or professional engineer. The respective professional attaching their seal to the drawings must be licensed to practice in the state of Ohio.
- (xxxvii) An executed acknowledgment from the applicant requiring that all real property put to a commercial use or a mixed use be placed in an existing JEDD or new JEDD in which Orange Township is a contracting party, in accordance with the provisions of this Section.

(5) Zoning Inspector: After receipt of completed applications materials and required fees, the Zoning Inspector shall forward said materials to both the Zoning Commission and Township Trustees for further action under this Section.

(6) Zoning Commission:

- (i) The Zoning Commission may review said application materials at the work session according to the submittal date of said application and at no other or additional work sessions. During the work session, the Zoning Commission may provide informal feedback to the applicant and the Zoning Inspector. The Zoning Inspector may provide a written report to the

Board of Trustees that includes the informal feedback received from the Zoning Commission during its informal work session.

- (ii) The Zoning Commission's informal feedback during this work session is advisory to the applicant and Zoning Inspector and is no-binding upon the applicant, Zoning Inspector, and Township Trustees. No statement or action by the Zoning Commission or any of its members in the course of a work session shall be construed to be a waiver of any obligation of the applicant or of any procedure or approval required under this Section or any other applicable Township, County, or State statutes or rules. Ohio's Open Meeting's Laws (R.C. 121.22) is required to be observed at Zoning Commission work sessions. Failure of the Zoning Commission to obtain a quorum to open and conduct said work session shall not delay the review of said application by the Township Trustees.
- (7) Board of Trustees action: The Board of Trustees shall schedule and hold a public hearing within 30 days after the work session of said application and shall give the applicant, along with any adjoining property owner(s), written notice of the hearing at least 10 days before the date of the hearing. Notice shall be sent by regular mail. The Township Trustees may take into consideration any comments received from the Zoning Inspector, including any provided from the Zoning Commission work session. The Board of Trustees shall render a decision on the application and development plan within 30 days after the conclusion of the hearing. Failure of the Zoning Commission to provide informal feedback or of the Zoning Inspector to provide a written report shall not delay the review of said application by the Township Trustees.
- (8) Condition of approval: Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an application and development plan unless such property is located in a joint economic development district (a "JEDD") created under Section 715.72 of the Ohio Revised Code and in which Orange Township is a contracting party. No

application and development plan shall be approved unless this condition is met at the time of filing the complete application. In the event that a JEDD is not yet in existence at the time of filing of an application, an applicant shall include as part of the development text contained in the development plan a requirement that the applicant shall affirmatively take all steps necessary to assist in the creation of a new JEDD in which Orange Township is a contracting party by agreeing to add all real property put to a commercial use or a mixed use in a new JEDD. In the course of assisting in the creation of this new JEDD, the applicant shall be required to obtain an executed petition or petitions that fulfill the statutory requirements of R.C. 715.72(J) from the owner(s) of record, and the owner(s) of any businesses operating thereon, for any property included in the application and development plan that is put to a commercial use or a mixed use, to effectuate and acknowledge said property owner(s) and business owner(s) consent and subjection to the JEDD. No permits or certificates of zoning compliance shall be issued by the Zoning Department until such time that all real property put to a commercial use or a mixed use that is part of an application has joined a JEDD as required herein. Notwithstanding the foregoing, property located in the RCOD which is proposed for and developed exclusively as an area containing solely multi-unit residential need not be located in a JEDD, provided that the Board of Trustees determines that such property, as proposed for development, is ineligible to be included within a JEDD under Ohio law; and further provided that the property shall be restricted by both zoning and deed restriction to such ineligible use.

**(9) Basis of approval:**

- (i) In determining whether or not to approve an application and development plan, the reviewing authorities shall consider the following:
  - a) If the proposed development plan is consistent with the purpose, criteria, intent, and standards of this Section and Zoning Resolution, and/or that proposed divergences provide the benefits, improved

arrangement and design of the proposed development, and justify the deviation from the development standards or requirements of the Zoning Resolution.

- b) If the proposed development plan meets the design features and development standards required in this Section and Zoning Resolution or otherwise are listed and approved as divergences.
  - c) If the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, sidewalks, and multi-use paths, police and fire protection, drainage structures, potable water, and centralized sanitary sewers or other approve sewage disposal systems.
  - d) If the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the opening of the uses in the development plan without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.
  - e) Such other considerations which promote public health, safety, and welfare may be deemed relevant by the Board of Trustees.
- (ii) If approved the application and development plan, the Board of Trustees may impose such conditions, safeguards, and restrictions deemed necessary in order to carry out the purpose and intent of the RCOD.

**(10) Effect of approval.** The Board of Trustees' action on a proposed development plan under this Section shall not be considered to be an amendment to the Township Zoning Resolutions for purposes of Section 519.12 of the Revised Code, but is subject to appeal pursuant to Chapter 2506 of the Revised Code. If the Trustees determine that an application and a proposed development plan complies with the requirements of this Section, including any approved divergences, and approve said application, then upon such



approval, the zoning map shall be changed so that any other zoning district that applied to the tract that is subject to the application no longer applies to that tract. The removal of the prior zoning district from the zoning map is a ministerial act and shall not be considered to be an amendment to the Township Zoning Resolution for the purposes of Section 519.12 of the Revised Code and may not be appealed pursuant to Chapter 2506 of the Revised Code.

- (11) Plat: The development plan as approved by the Board of Trustees shall be the subject of a subdivision plat to be approved by the Delaware County Regional Planning Commission, only if required by the Ohio Revised Code or the Delaware County Regional Planning Commission. When the land will be developed in phases plats for all phases shall be submitted in accordance with the timetable in the approved development plan. If a plat is required by applicable law, no use shall be established or changed, and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the subdivision regulations for Delaware County, Ohio, and this Zoning Resolution. The subdivision plan and plat shall be in accordance with the approved development plan. No zoning certificate shall be issued for any structure in any portion of the RCOD for which a plat is required until such plat for that portion has been approved by the applicable platting authorities and recorded with the Delaware County Recorder in accordance with the approved development plan and the subdivision regulations of Delaware County, Ohio.
- (12) Development plan approval period: The approval of the development plan shall be effective for a period of five years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of a zoning permit. If no plat has been recorded within this approval period (or, if platting is not required, if construction has not commenced), the development plan shall expire. Upon the expiration of the development plan, no use shall

be established or changed, and no building, structure, or improvement shall be constructed until either an extension has been approved in accordance with Section 2.13G(13), below, or an application accompanied by a new development plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial development plan.

- (13) Extension of time: An extension of the time limit for either recording the approved subdivision plat or the commencement of construction may be granted by the Board of Trustees upon application of the owner(s), provided the Board of Trustees determines that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of reasonable effort toward the accomplishment of the recordation of the plat and the completion of the development of the project. The length of time permitted for an extension shall be determined based upon the application submitted and at the discretion of the Board of Trustees. A request for an extension shall be filed prior to the expiration of the established approval period.
- (14) Amendment of an approved development plan. After a development plan has been approved by the Township Trustees, no changes to said plan shall be permitted without approval as set forth below:
- (i) Major amendment. The following shall be considered major amendments and must be approved by the Township Trustees after a public hearing:
    - a) An increase in five percent or more in setback reduction.
    - b) An increase in five percent or more on lot coverage, thus reducing open space.
    - c) An increase in five percent or more on building and any structure height.

- d) An increase in five percent or more on signage height, setback, and sign area.
  - e) A substantial change in building materials (e.g., from brick to vinyl)
  - f) A decrease in 10% or more on landscaping and screening features.
  - g) Any increase in the number of dwelling units.
- (ii) Staff determination and Trustee hearing. Staff can determine if any proposed amendments are substantial and therefore must be approved by the Township Trustees. The Township Trustees shall schedule and hold a public hearing within 45 days of receiving an application for a major amendment and provide notice of the public hearing where said modification will be considered. The purpose of the public hearing is to determine whether the owner(s) has made reasonable and diligent efforts toward the accomplishment of the original development plan, and that such amendment is consistent with the intent of this Section. Notice shall be provided to the applicant and all owners within, contiguous to, and directly across the street from the property for which the amendment is proposed. Said notice shall be given by regular first-class mail sent no less than 10 days prior to the public hearing. The notice shall be mailed to the addresses of those owners as they appear on the County Auditor's current tax list. The failure of delivery of said notice shall not invalidate any action the Township Trustees may take on the request. The Township Trustees shall render a decision on the proposed amendment at the conclusion of the public hearing. The Township Trustee's decision on the amendment is administrative in nature and is subject to appeal in accordance with RC 2506.
- (iii) Minor amendments.
- a) Within 15 days of the submittal of a written application specifically detailing the changes requested along with a revised development

plan, the Zoning Inspector may administratively approve a minor amendment.

- b) All other proposed amendments, other than what is outlined in Section 2.13G(14)(i), above, shall be considered a minor amendment.
  - c) Anyone aggrieved by the Zoning Inspector's decision on a proposed minor amendment may appeal said decision to the Board of Trustees within 30 days of said decision by the Zoning Inspector. The Board of Trustees shall hear said appeal within 30 days of receiving the appeal. The Board of Trustee's action is final and is subject to appeal through RC 2506.
  - (iv) Any minor or major modification that is approved shall apply only to the proposed development plan for which the amendment application has been submitted and shall not apply to the entire RCOD.
  - (v) A request to approve a use that is not listed as a permitted use in the subarea, and that is not otherwise permitted in this overlay shall not be considered an amendment and shall follow the statutory rezoning process to determine if such use should be added to the subarea text
- (15) Fees:** A fee established by the Board of Trustees shall accompany an application requesting approval of the development plan, as well as any request for extension or amendment.


































**H. Prohibited uses and development types.** The following uses and development types are prohibited in all subareas of the RCOD:

























- (1)** Any retail use that would occupy a gross floor area of over 50,000 square feet for a single user.
- (2)** Auto-oriented uses including vehicle repair garages, vehicle sales and service, standalone drive-through facilities, retail gasoline and convenience, recreational vehicle sales and service, motorcycle sales and service, and car washes.

- (3) Outdoor storage of inoperable, unlicensed, or unused vehicles, including trailers detached from semi-tractors, for a period exceeding 14 consecutive days.
  - (4) Truck service centers.
  - (5) Mobile homes.
  - (6) Temporary or movable structures.
  - (7) Pawn shops.
  - (8) Check cashing or short-term loan establishments.
  - (9) Tattoo parlors.
  - (10) Skill game establishments.
  - (11) Accumulated trash, debris, or discarded materials which create an eyesore, hazard, or nuisance to the neighborhood or general public.
- I. **Parking restrictions.** No trailer or equipment of any type shall be parked in the front yard of a given property.
- J. **Permitted and conditional uses.**
- (1) Uses within the RCOD district shall be limited to the permitted or conditional uses specified in Table 2.13-A - RCOD Uses by Subarea, specific use standards in Article 3 - Use Standards, and other applicable provisions of this Zoning Resolution.
  - (2) No commercial or business activity shall be conducted in a unit designed for residential use except for home occupations, as provided in Section 3.06 - Home Occupations.

Table 2.13-A - RCOD Uses by Subarea





<div><div></div> = Permitted</div> <div><div></div> = Conditional</div>	Route 23 Corridor Overlay District (RCOD)		
	Subarea Name		
Use Name	Commercial / Office	Advanced Manufacturing / Logistics / Research and Development	Mixed Use
01. ACCESSORY USES			
Home-Based Business			<div></div>
Private Garage			<div></div>
Private Parking Lot			
Solar Facility			
Swimming Pool			
Walk-Up / Bike-Up Window			
02. AGRICULTURE AND INDUSTRIAL USES			
Advanced Manufacturing		<div></div>	
Agriculture			
Agritourism			
Community Garden			
Heavy Industrial			
Light Industrial		<div></div>	
Warehousing and Logistics		<div></div>	
03. COMMERCIAL USES			
Adult Entertainment Business			
Antique Shop	<div></div>		<div></div>
Art Studio	<div></div>		<div></div>
Artisan Manufacturing	<div></div>		<div></div>

 = Permitted  = Conditional	Route 23 Corridor Overlay District (RCOD) Subarea Name		
<b>Beverage Sales, Liquor, Beer or Wine Store</b>			
<b>Beverage, Brewing and Distilling</b>			
<b>Beverage, Distribution</b>			
<b>Beverage, Non-Alcoholic Production</b>			
<b>Car Wash</b>			
<b>Clinic, Veterinary</b>			
<b>Drive Through</b>			
<b>Drugstore</b>			
<b>Financial Institution</b>			
<b>Food Sales, Large Grocery</b>			
<b>Food Sales, Small Grocery</b>			
<b>Food Service, Commissary/Bakery</b>			
<b>Food Service, Deli</b>			
<b>Funeral Home</b>			
<b>Garden Center</b>			
<b>Kennel</b>			
<b>Microbrewery or Microdistillery</b>			
<b>Motorcycle Sales and Service</b>			
<b>Offices, Business and Professional</b>			

 = Permitted  = Conditional	Route 23 Corridor Overlay District (RCOD) Subarea Name		
Overnight Lodging, Bed and Breakfast			
Overnight Lodging, Boutique Hotel			
Overnight Lodging, Hotel or Motel			
Overnight Lodging, Transient Hotel			
Personal Services			
Recreational Vehicle Sales/Services			
Research/Laboratory Facility			
Restaurant – Full Service			
Restaurant – Limited Service			
Restaurant – Quick Service			
Retail Gasoline and Convenience			
Retail Store, Large – Over 50,000 GFA			
Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA			
Retail Store, Small – Under 4,000 GFA			
Short-Term Rental			
Standalone Drive-Through Facility			



<p>● = Permitted</p> <p>○ = Conditional</p>	Route 23 Corridor Overlay District (RCOD)		
	Subarea Name		
Storage Facility, Indoor	●	●	
Storage Facility, Outdoor			
Vehicle Repair Garage, Light Vehicles			
Vehicle Repair Garage, Heavy Vehicles			
Vehicle Sales and Service			
Wholesale Sales	●		
<b>04. COMMUNICATIONS FACILITIES</b>			
Essential Communications Facility			
<b>05. CONGREGATIONAL USES</b>			
Arts Center			
Community Center	●		●
Event Center			
Library	●		●
Private Club			
Religious Assembly	●		●
Theater			
<b>06. EDUCATION AND CHILDCARE USES</b>			
Commercial College	●		●
Day-Care Center	●		●
Day-Care Home – Type A	●		●
Day-Care Home – Type B	●		●
School – College/University	●		●
School – Primary	●		●

 = Permitted  = Conditional	Route 23 Corridor Overlay District (RCOD) Subarea Name		
School – Secondary			
<b>07. HEALTH AND WELLNESS USES</b>			
Clinic			
Fitness Facility/Gym			
Hospital – Full Service with Emergency			
Massage and Physical Therapy			
Standalone Emergency Facility			
Urgent Care			
<b>08. PUBLIC USES</b>			
Cemeteries			
Collection and Recycling Facility			
Government Administration			
Park			
Public Parking Garage			
Public Parking Lot			
Public Safety Facility			
Public Utility Building			
Utility Generation Facility			
<b>09. RECREATIONAL USES</b>			
Commercial Recreation – Indoor – Large			
Commercial Recreation – Indoor – Small			

<p>● = Permitted</p> <p>○ = Conditional</p>	Route 23 Corridor Overlay District (RCOD)		
	Subarea Name		
Commercial Recreation – Outdoor – Large			●
Commercial Recreation – Outdoor – Small			●
<b>10. RESIDENTIAL USES</b>			
Accessory Dwelling Unit (ADU)			●
Assisted Living Facility	●		
Assisted Living Facility, Senior			
Group Home			
Permanent Supportive Housing			
Residential (1-2 Unit)			
Residential (2-5 Units)			●
Residential (6+ Units)			●
Senior Independent Living Facility			
Skilled Care Facility	●		
Transitional Dwelling			
<b>11. TEMPORARY USES</b>			
Concession Stand			
Construction Trailer	●	●	●
Temporary Events			

**K. Lot and setback standards.** The standards in Table 2.13-B - RCOD

Dimensional Standards by Subdistrict apply to all development within the RCOD.

- (1) For the purposes of this Section, the following roads are classified as arterial roads: US23, Hyatts Road, 750, Home Road, and South Old State Road.
- (2) For the purposes of this Section, the following roads are classified as collector roads: Orange Road, East Powell Road, Shanahan Road, and Lewis Center Road.
- (3) For the purposes of this Section, all roads not classified as arterial roads or collector roads shall be considered local roads, unless otherwise classified by the Delaware County Thoroughfare Plan.
- (4) For the Commercial – Office subareas of the RCOD, the setback from the right-of-way should be landscaped and may include the required multi-use path or sidewalk, fences, or a development entry feature or sign that meets the requirements of this Section.
- (5) For the Advanced Manufacturing – Logistics – Research and Development subareas of the RCOD, one double row of parking may be located within the setback from the right-of-way to provide convenience parking to customers. Any additional required parking spaces shall be located to the rear or side of the building. The setback from the right-of-way should be landscaped and may include the required multi-use path or sidewalk, fences, or a development entry feature or sign that meets the requirements of this Section.
- (6) For the Mixed Use subareas of the RCOD, if a proposed development plan includes 20 or more acres, a minimum of 10% of the gross tract acreage must be reserved as a central green space. The remaining 10% of the required open space may be appropriately distributed throughout the mixed-use development.
  - (i) All dwelling units shall be within 800 feet of some type of usable green space.

- (ii) The central green space, if required, shall be a minimum of 20,000 square feet in area, located near the middle of the development, and shall be easily and conveniently accessible by sidewalk or paved trail from all dwelling units and non-residential buildings in the development. Detention basins and other stormwater areas, except for permanent wet ponds, may not be located in central open space areas used to meet the minimum amount of required central open space.
  - (iii) When streets abut the central green space, the front façade of the buildings on the opposite side of the street shall face the central green space rather than the rear building elevations, stormwater basins, or parking lots.
  - (iv) All open space shall be permanently deed restricted from future subdivision and development.
- (7) For the Mixed Use subareas of the RCOD, the number of permitted dwelling units shall be determined by utilizing the gross acreage of the area devoted to said uses, as determined by the Zoning Inspector. The gross density for said uses shall not exceed eight dwelling units per acre unless density bonuses are granted. If additional open space is reserved or amenities are provided within the open space, the density for the multi-unit area to be developed may be increased as follows:
- (i) Additional open space: add 0.1 dwelling units per acre for each 1% open space provided above and beyond the required 20%. The density bonus for additional open space shall be capped at 0.5 additional dwelling units per acre (5% increase in open space).
  - (ii) Open space amenities: add 0.25 dwelling units per acre for each of the following features included in the open space. The density bonus for these additional features shall be capped at 0.5 additional dwelling units per acre (2 features):
    - a) Paved patio with appropriate benches or park seating

- b) Swimming pool
- c) Club house
- (iii) Other features: add 0.1 dwelling units per acre for each of the following features included throughout the multi-unit development:
  - a) Bicycle racks
  - b) Fitness area
  - c) Gazebo/pavilion with appropriate seating
  - d) Fire pits with appropriate seating
  - e) Bocce court
  - f) Pickleball court
  - g) Tennis court
  - h) Dog park
  - i) Community gardens
- (iv) In no case shall the gross density for townhomes, common wall dwelling units, or multi-unit building development exceed eight dwelling units per acre (without amenities) and 10 dwelling units per acre (with amenities). All amenities are at the discretion of and approval by the Board of Trustees during development plan approval.

**(8)** For the Mixed Use subareas of the RCOD:

- (i) The density requirements outlined in Section 2.13K(7)(iv), above, do not apply to dwelling units in multi-use buildings. The number of units permitted within multi-use buildings shall be determined by the floor area ratio requirements in Table 2.13-B - RCOD Dimensional Standards by Subdistrict.

- (ii) In no case shall a parking lot encroach into the minimum setback from the right-of-way. The setback from the right-of-way should be landscaped and may include the required multi-use path or sidewalk, fences, or a development entry feature or sign that meets the requirements of this Section.
- (iii) Parking may encroach into a side or rear setback, but in no case shall parking be located closer than five feet from the internal lot line, except in cases where the Board of Township Trustees determines that parking lots need to straddle internal lot lines in order to comply with the connectivity requirements of Section 2.13L, below. In such cases, appropriate cross access easements must be established.
- (iv) Setbacks apply for all buildings in a development. There shall be a minimum 50-foot building and parking setback from any rear or side lot line that abuts a designated farm residential or single-unit area.

*Table 2.13-B - RCOD Dimensional Standards by Subdistrict*

Standard		Route 23 Corridor Overlay District (RCOD) Subarea Name		
		Commercial / Office	Advanced Manufacturing / Logistics / Research and Development	Mixed Use
<b>01. LOT STANDARDS</b>				
<b>Tract Size</b>		N/A	N/A	5 acres min.
<b>Open Space</b>		N/A	N/A	20% min. of total tract size
<b>Lot Area for:</b>	Townhomes and Residential (2-5 Unit) Uses	N/A	N/A	2,400 sq.ft. min. per dwelling unit

		Route 23 Corridor Overlay District (RCOD) Subarea Name		
		Commercial / Office	Advanced Manufacturing / Logistics / Research and Development	Mixed Use
Standard				
Lot Width for:	Residential (6+ Unit) Uses			10,000 sq.ft. min. per building
	Commercial Uses, Mixed-Use Buildings, All Other Uses			10,000 sq.ft. min.
	Townhomes and Residential (2-5 Unit) Uses			24 ft. min. for interior lots 45 ft. min. for corner lots
Lot Width for:	Residential (6+ Unit) Uses	N/A	Minimum: ½ of the lot depth	100 ft. min.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			70 ft. min.
	Townhomes and Residential (2-5 Unit) Uses			75% max.
Lot Coverage by Impervious Surfaces for:	Residential (6+ Unit) Uses	80% max.	80% max.	75% max.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			80% max.
<b>02. BUILDING STANDARDS</b>				
Building to Lot Width Ratio		40% min.	N/A	40% min.



Standard		Route 23 Corridor Overlay District (RCOD) Subarea Name		
		Commercial / Office	Advanced Manufacturing / Logistics / Research and Development	Mixed Use
		70% max.		70% max.
Building Height <sup>(1)</sup> for:	Townhomes and Residential (2-5 Unit) Uses	50 ft. max. <sup>(1)</sup>	60 ft. max. <sup>(1)</sup>	40 ft. max. <sup>(1)</sup>
	Residential (6+ Unit) Uses			50 ft. max. <sup>(1)</sup>
	Commercial Uses, Mixed-Use Buildings, All Other Uses			60 ft. max. <sup>(1)</sup>
Distance between Buildings on Same Lot for:	Townhomes and Residential (2-5 Unit) Uses	N/A	N/A	12 ft. min.
	Residential (6+ Unit) Uses			20 ft. min.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			20 ft. min.
Floor Area Ratio		N/A	N/A	.50 max.
Residential Unit Size in Mixed-Use Building		N/A	N/A	600 sq.ft. min. <sup>(3)</sup>

		Route 23 Corridor Overlay District (RCOD) Subarea Name		
		Commercial / Office	Advanced Manufacturing / Logistics / Research and Development	Mixed Use
03. SETBACK STANDARDS				
Setback from Arterial Roads for:	Townhomes and Residential (2-5 Unit) Uses	50 ft. min. 75 ft. max.	80 ft. min. 100 ft. max.	50 ft. min. 75 ft. max.
	Residential (6+ Unit) Uses			50 ft. min. 75 ft. max.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			50 ft. min. 75 ft. max.
Setback from Collector Roads for:	Townhomes and Residential (2-5 Unit) Uses	40 ft. min. 65 ft. max.	50 ft. min. 70 ft. max.	40 ft. max.
	Residential (6+ Unit) Uses			40 ft. min. 65 ft. max.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			40 ft. max.
Setback from Local Roads for:	Townhomes and Residential (2-5 Unit) Uses	30 ft. min. 40 ft. max.	40 ft. min. 60 ft. max.	40 ft. max.
	Residential (6+ Unit) Uses			30 ft. min. 40 ft. max.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			30 ft. max.

		Route 23 Corridor Overlay District (RCOD) Subarea Name		
		Commercial / Office	Advanced Manufacturing / Logistics / Research and Development	Mixed Use
Standard				
Side Setback from:	Rural Residential (RR) District or from Residential (1-2 Units) Uses	100 ft. min.	100 ft. min. <sup>(2)</sup>	N/A
	Non-Rural Residential (RR) District or Non-Residential (1-2 Units) Uses	15 ft. min.	15 ft. min.	
Side Setback for:	Townhomes and Residential (2-5 Unit) Uses	N/A	N/A	12 ft. min.
	Residential (6+ Unit) Uses			15 ft. min.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			15 ft. min.
Rear Setback from:	Rural Residential (RR) District or from Residential (1-2 Units) Uses	100 ft. min.	100 ft. min. <sup>(2)</sup>	N/A
	Non-Rural Residential (RR) District or Non-Residential (1-2 Units) Uses	25 ft. min.	25 ft. min.	

Standard		Route 23 Corridor Overlay District (RCOD) Subarea Name		
		Commercial / Office	Advanced Manufacturing / Logistics / Research and Development	Mixed Use
Rear Setback for:	Townhomes and Residential (2-5 Unit) Uses	N/A	N/A	25 ft. min.
	Residential (6+ Unit) Uses			25 ft. min.
	Commercial Uses, Mixed-Use Buildings, All Other Uses			25 ft. min.
Tract Boundary Setback <sup>(4)</sup> for:	Townhomes and Residential (2-5 Unit) Uses	N/A	N/A	50 ft. min. <sup>(4)</sup>
	Residential (6+ Unit) Uses			50 ft. min. <sup>(4)</sup>
	Commercial Uses, Mixed-Use Buildings, All Other Uses			100 ft. min. <sup>(4)</sup>

**Table Notes:**

(1) Rooftop mechanical units, antennas, etc., may extend up to an additional 10 feet above the building height limitation.

(2) A 50-foot minimum side and/or rear setback applies to parking areas.

(3) Residential units within mixed-use buildings shall only be permitted on the upper floors of the building.

(4) Applies only if the tract is abutting a designated farm or a Residential (1-2 Unit) Use.

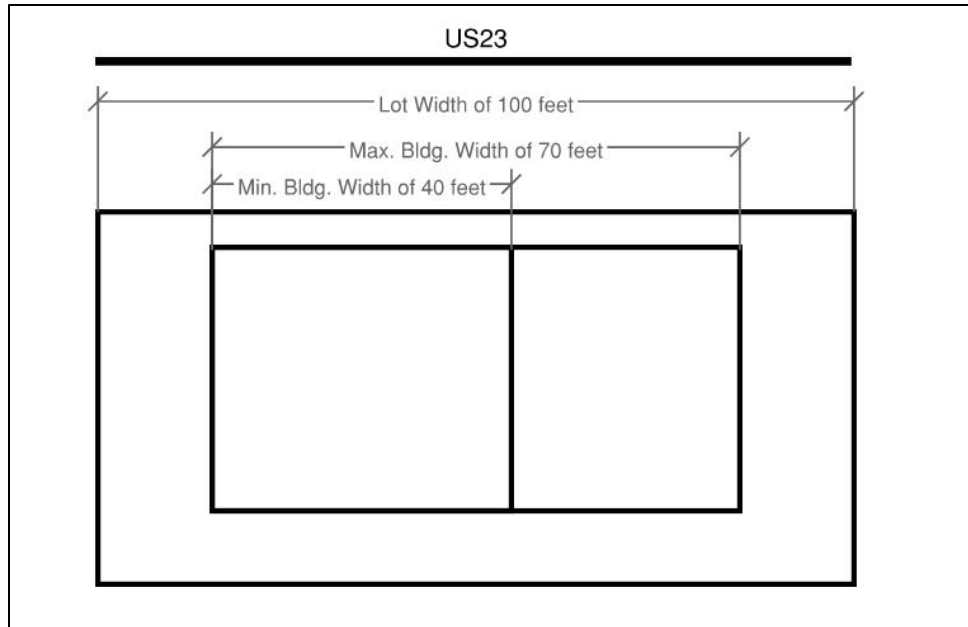
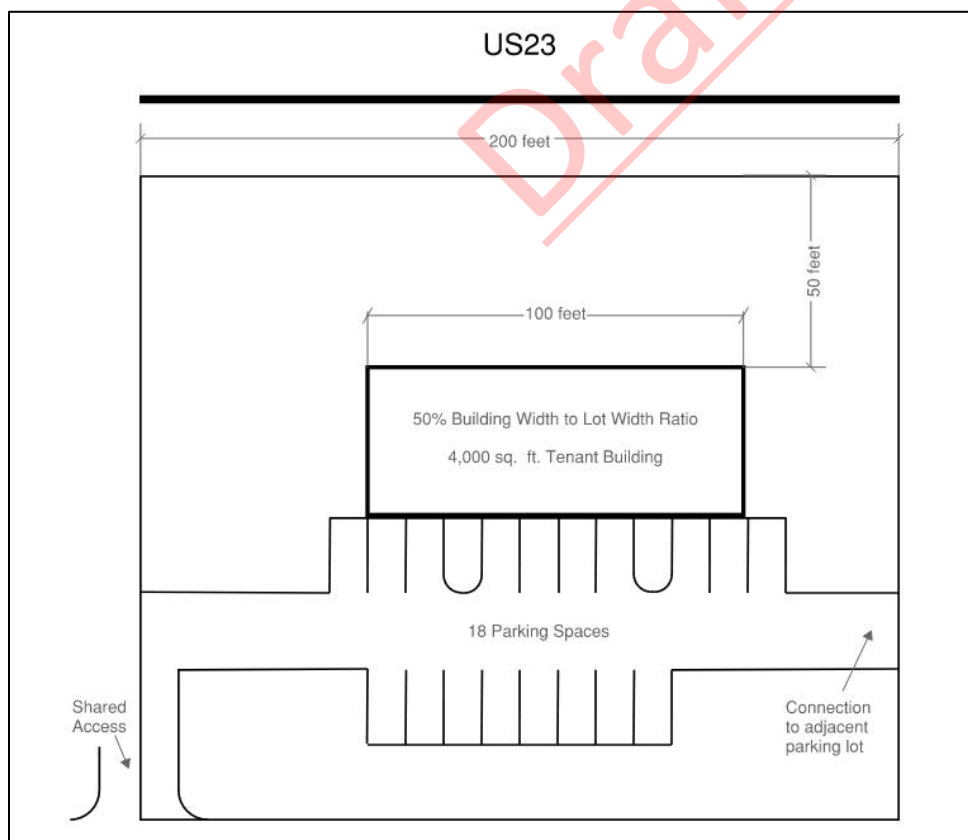
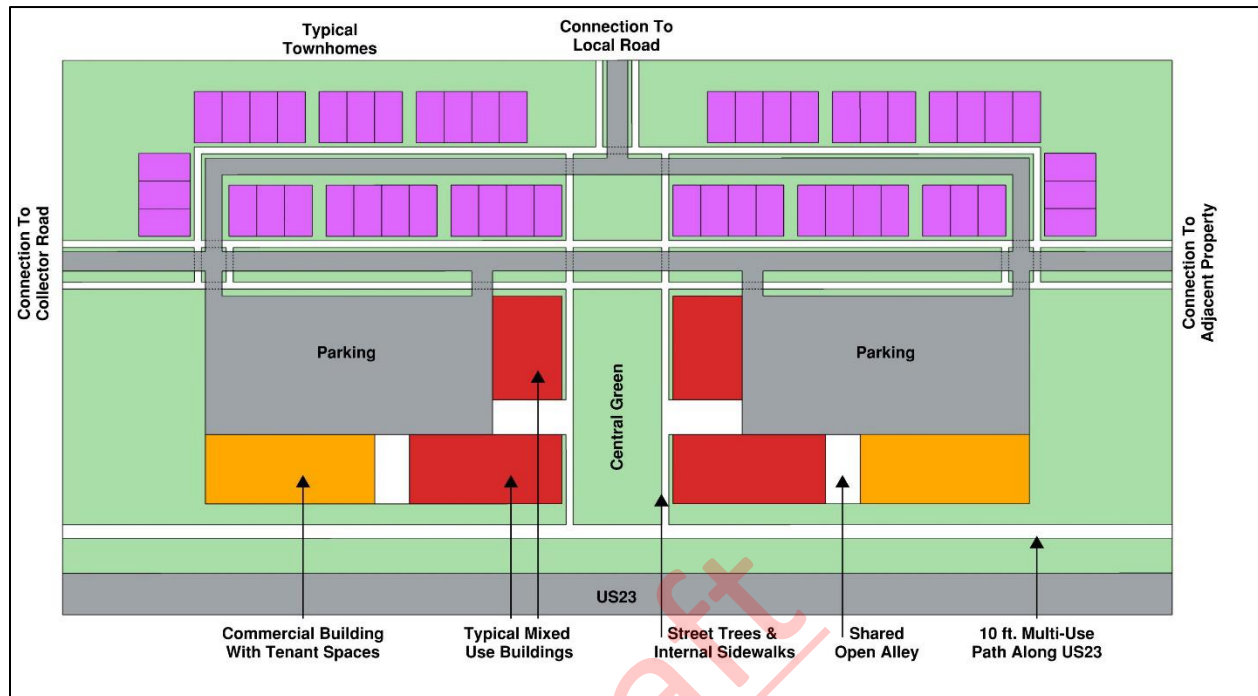


Illustration of minimum and maximum building width to lot width ratio.



Example commercial-office development.



Example layout of a mixed-use development.

Example Site and Building Footprint	
Lot Size (Acres)	2.00
Max. Floor Area Ratio	0.50
Total Building Size Permitted (SF)	43,560
# of Floors	4
Total SF Per Floor	10,890

Example Building Uses			
	Use	Number of Dwelling Units	SF
First Floor Use	Restaurant/ Ice Cream/Coffee	N/A	2,178
	Retail	N/A	6,212
	Office	N/A	2,300
Upper Floors	Studio (600 SF)	11	6,600
	Two Bedroom (950 SF)	11	10,450
	Three Bedrooms (1,000 SF)	9	9,900
	Hallways/Elevator/ Back of House	N/A	5,920
	Total Square Footage		43,560

Mixed Use subarea: example development calculations.

#### L. General layout requirements.

##### (1) For the Mixed Use subareas of the RCOD:

- (i) The use of cul-de-sacs should be minimized within Mixed Use subareas. When the use of a cul-de-sac is necessary, then its length shall not exceed 400 feet.
- (ii) All uses shall be located within close proximity to one another (approximately one-quarter mile) and must be linked via multi-use paths or sidewalks in order to facilitate safe and easy pedestrian circulation.

#### M. Building and design standards.

- (1) The standards of this Section apply within the RCOD to all new developments, redevelopments, additions, accessory structures, and major site modifications for all uses included, but not limited to, commercial, office, industrial, institutional, religious, governmental, mixed use, and multi-unit residential. These general development standards ensure consistency and quality throughout the RCOD and each parcel's development.
- (2) The standards of this Section apply to all exterior elevations of all buildings within the RCOD, as specified by type of use or by subarea.
- (3) For commercial, office, and mixed-use buildings and uses:
  - (i) For the purposes of commercial, office, and mixed-use buildings and uses, design elements shall include but not be limited to: a door of at least 28 square feet in area with awning, window, faux window, or similar feature subject to approval by the Board of Trustees; a window of at least 6 square feet in area – windows that are closer than 10 feet to another window (such as double or bay windows) shall count as one element; a portico; a dormer; a projecting canopy; a masonry water table; a trellis containing plantings; a gabled vent that is at least 4 square feet in area; a patio, deck, or similar feature; or a similar significant permanent architectural features consistent with the style of the building upon approval of the Board of Trustees.
  - (ii) Additions and accessory structures (whether attached or detached) shall be of similar design, materials, and construction to that of the principal structure.
  - (iii) All elevations of any one building shall have similar style, materials, colors, and details.
  - (iv) Blank walls are prohibited.
  - (v) Building elevations facing a public right-of-way shall have a minimum of three design elements for every 100 linear feet of width.



- (vi) Building elevations that are not facing a public right-of-way shall have a minimum of two design elements for every 100 linear feet of width.
- (vii) A building frontage that exceeds a width of 50 feet shall incorporate sectioning and offset of the wall plane to inhibit a large expanse of blank wall and add interest to the façade. Such offsets may be met through the use of bay windows, porches, porticos, building extensions, gables, dormers, or other architectural treatments.
- (viii) At least 80% of the surface of exterior walls shall be comprised of natural materials or of synthetic materials that the township has deemed to mimic the look of natural materials, include: brick, stone, cultural or cast stone, E.I.F.S., wood, and fiber cement products.
- (ix) Building foundations shall be clad with the same natural material utilized on the walls of the building to blend with the overall architecture of the structure.
- (x) Building foundations shall not be finished in exposed cement block or split face concrete block.
- (xi) No greater than 20% of the surface of exterior walls shall be comprised of accent materials including fiber cement, E.I.F.S., and similar products.
- (xii) Vinyl and/or aluminum products are prohibited on building exteriors except when used for trim details including downspouts, soffits, gutters, and shutters.
- (xiii) Opaque colored glass or reflective glass is prohibited on building exteriors. Frosted glass may be permitted in limited applications subject to approval of the Board of Trustees.
- (xiv) One-story buildings shall have a pitched roof or shall appear to have a pitched roof. Multi-story buildings may have flat roofs. Where pitched roofs are utilized, they shall be constructed of dimensional shingles, standing-seam metal, slate, or simulated slate.

- (xv) Side or rear elevations of an in-line retail development may be exempt from the building design standards of the RCOD if such elevations are not visible to customer traffic, a public right-of-way, or if a future phase of the in-line retail development is forthcoming adjacent to the elevation. Such exempt elevations shall use materials complimentary to the primary elevation and be screened by landscaping, mounding, fencing, or a combination thereof, as deemed appropriate.

**(4)** For buildings in the Commercial Subarea of the RCOD:

- (i) A drive through, if permitted and deemed appropriate for the site, shall be designed as an integral part of the structure it serves using features including but not limited to canopies, awnings, and support posts that match the materials and color scheme of the associated building.
- (ii) Drive throughs shall not have any pickup windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the building and a street right-of-way.
- (iii) Drive throughs shall not abut a residential district.



Example rendering of a commercial building.

- (5) For advanced manufacturing, logistics, research and development uses and buildings:
- (i) Building elevations that are visible from a public right-of-way shall be broken up with architectural design elements, landscaping, or a combination thereof.
  - (ii) Earth tones, muted hues, and natural tones are permitted as a structure's base color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
  - (iii) Opaque colored glass or reflective glass is prohibited on building exteriors. Frosted glass may be permitted in limited applications subject to approval of the Board of Trustees.
  - (iv) All buildings shall be constructed on a continuous, permanent foundation. Pole buildings shall not be permitted.



Example rendering of an advanced manufacturing building.

**(6)** For townhomes and residential (6+ unit) uses:

- (i) Each elevation of residential (6+ unit) uses shall meet the design element standards of Section 2.13M(3), above.
- (ii) For the purposes of townhomes, design elements shall include but not be limited to: a door of at least 17 square feet in area; a window of at least six square feet in area – windows that are closer than 10 feet to another window (such as a double or bay windows) shall count as one element; a chimney; a gable vent of at least four square feet in area; a porch, deck, or similar structure; or a similar significant permanent architectural features consistent with the style of the building upon approval of the Board of Trustees.
- (iii) Side and/or rear elevations of townhomes shall have a minimum of two design elements.

- (iv) Front elevations of townhomes shall have a minimum of three design elements.
- (v) Two-story townhomes shall have a minimum of one design element on each story of each elevation.
- (vi) Garages that face a public right-of-way shall not extend beyond the front plane of the dwelling unit. If a dwelling unit includes a front porch, then the front plane shall include said porch and a garage may be flush with it. All other off-street parking, including others garages or unenclosed parking spaces, shall be located behind the building's front façade.
- (vii) Garages that face a public right-of-way shall comprise no more than 30% of the total linear distance of the front façade elevation of the dwelling unit, measured from the ground level to the lower edge of the roof.
- (viii) Exterior cladding material used on all principal and accessory structures shall be brick, stone, cultured or cast stone, E.I.F.S., wood, vinyl beaded siding (0.044 mm or greater), and fiber cement siding. Vinyl and/or aluminum may be used for trim details such as downspouts, soffits, gutters, and shutters.
- (ix) Foundations that are exposed more than six inches shall be finished in brick, stone, stamped concrete, or a textured concrete block that is compatible with the structure.
- (x) All exposed exterior chimneys shall have a brick or stone appearance and shall extend from the ground elevation to an elevation above the roof line at the location of the chimney.



Example rendering of a multi-unit building.

#### **N. Signs.**

**(1)** The following regulations apply to all signs within the RCOD:

- (i) All signage and graphics shall be carefully coordinated with the building and architecture.
- (ii) Signs shall not be painted directly on the surface of the building, wall, or fence.
- (iii) No roof signs, roof mounted signs, or parapet signs shall be permitted. No part of any sign shall extend higher than the eave of any building.
- (iv) The following permanent signs shall be prohibited: portable displays or mobile signs, flags, banners, pennants, gas or air-filled devices, revolving or rotating signs, exposed neon signs, exposed LED signs, monopole signs, rotating signs, signs with flashing messages or bare bulbs, signs on backlit awnings, flashing signs, video signs, signs with moving text or pictures, and bench signs.
- (v) Each building and unit, if applicable, shall have an address number that is clearly visible from the public right-of-way. Such signs shall not require a permit.



- (vi) Off-premise signs shall be prohibited.
- (vii) There may be two way-finding signs per access driveway connecting to a public or private road. Way-finding signs shall be limited to a maximum height of three feet, a maximum area of three square feet per side, and shall be located outside of the right-of-way and on the property of the users of which they are identifying the entry or exit.
- (viii) One wall-mounted sign per non-residential tenant for each public road shall be permitted with an area of no more than one square feet of sign area per two lineal feet of unit frontage and not exceeding 125 square feet in area. Such signs must be attached below the cornice of the building with a maximum sign height of 25 feet as measured from grade to the top of the highest part of the sign. When channel letters are utilized, the area of the sign shall be calculated by the measurement of the smallest rectangle that can be drawn around and include all letters and symbols of the sign.



Example of sign area calculation of channel letter signs.

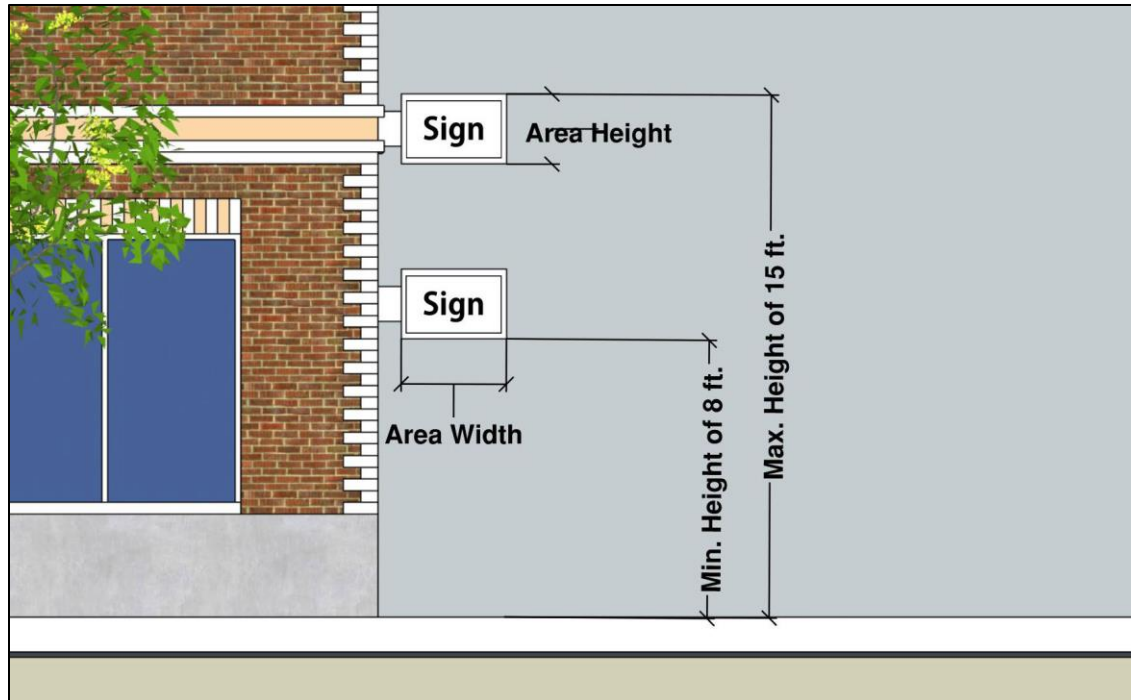
- (ix) One ground-mounted monument (“monument sign”) sign per entrance for each parcel with access to a public road shall be permitted, subject to the following requirements:
  - a) The maximum height of any monument sign shall be 8 feet as measured from grade to the top of the highest part of the sign. Mounding shall not be installed to increase the height or visibility of a monument sign.
  - b) All monument signs shall be setback a minimum of 20 feet from any public right-of-way and shall be located within 50 feet of the edge of pavement of the entrance to the parcel.
  - c) The total maximum sign area shall not exceed 36 square feet per sign face (not including the structural support). There shall be a maximum of two sign faces per sign.
  - d) All monument signs shall have a solid base consistent with the primary building material and have a minimum of 50 square feet of landscaping around all sides of the monument sign. Sign shall be affixed directly to a base having a width at least equal to that of the sign.
  - e) If there is no access granted on US 23, one monument sign shall be permitted following the setback and sign area standards outlined in this section.





Sign area examples.

- (2) For mixed-use buildings only: One projecting (“blade”) sign per non-residential tenant may protrude perpendicularly from a building façade over the front walkway of a building. Such sign shall not exceed six square feet in sign area per sign face and shall have a maximum sign height of 15 feet as measured from grade to the top of the highest part of the sign. The lowest portion of the sign shall be a minimum of eight feet above grade level to ensure the safety of pedestrians. Such signs should be scaled with the building design and should blend with the architectural design of the building to which it is attached.



Example projecting (“blade”) sign.

**(3) Sign lighting:**

- (i) Sign lighting shall be consistent, understated, and properly disguised. Unless noted otherwise within the RCOD, one of the following methods of lighting may be employed:
  - a) A white, steady, stationary light that does not glare onto surrounding areas, is directed solely at the sign, and is otherwise prevented from beaming directly onto adjacent properties or rights-of-way.
  - b) A white interior light with primary and secondary images lit or silhouetted on an opaque background. The background must be opaque. No additional background lighting or illuminated borders or outlines shall be permitted.
- (ii) The maximum lighting shall be 3000 K.

- (iii) The level of illumination emitted or reflected from a sign shall not be of an intensity sufficient to constitute a demonstrable hazard to vehicular traffic on any right-of-way or parking lot from which the sign can be viewed.
- (iv) Light fixtures shall be screened from view by site grading or landscaping.
- (4) Temporary signs: The following temporary sign regulations apply to all uses within all subareas:
  - (i) Temporary signs shall be prohibited within the right-of-way.
  - (ii) One small temporary sign that is seven square feet in area or less and less than three feet in height shall be permitted per parcel without a permit.
  - (iii) Two large temporary signs shall be permitted per parcel provided a sign permit is issued in accordance with the following regulations. Large temporary signs shall not:
    - a) Exceed eight feet in height as measured from grade to the top of the highest part of the sign.
    - b) Exceed 32 square feet in area (per sign face).
    - c) Be displayed for more than 30 consecutive days and no more than three times per calendar year. A new permit must be obtained for each 30-day-or-less period. After said permits have been exhausted, the Zoning Inspector may grant one extension for up to 90 days per sign. No other extensions may be administratively approved.
- (5) Changeable copy and electronic message displays. Changeable copy and electronic messaging displays shall be limited to 30% of the overall sign area. Electronic message displays shall be static, shall not move, scroll, or flash, and shall not exceed a night time (starting one hour after sunset) maximum luminance (cd/m<sup>2</sup>) of 40. All electronic message displays shall be turned off at 11:30 p.m. or one hour after the close of business, whichever occurs first, and shall remain off until 6:30 a.m. the following morning.

**O. Utilities.**

- (1) All developments shall be served by central water and sewer systems.
- (2) Dry detention basins are prohibited in all subareas. All stormwater basins shall be wet basins and aeration devices may be required. Bioretention basins or rain gardens may be used only when approved by Orange Township. All stormwater requirements must also comply with the Ohio Department of Natural Resources Rainwater and Land Development Handbook and any applicable requirements of the Delaware County Engineer.
- (3) A comprehensive regional stormwater plan for each sub area is encouraged.
- (4) OEPA's Olentangy Permit stream delineation and mitigation setbacks must also be complied with as part of the development plan process.

**P. Accessory structures.** In all subareas, accessory structures for all uses, except for those on individual lots or parcels, shall be identified on and constructed in accordance with an approved development plan. Accessory structures must comply with the architectural requirements in Section 2.13M, above, and all setback requirements.

**Q. Fences.** Fences shall be permitted if they comply with the following regulations:

(1) Commercial – Office; Mixed Use Subareas:

- (i) The following types of fences are permitted provided they are less than four feet in height. These fences should be utilized for decorative purposes and should not be utilized to completely enclose an area. They may be located within the required setback along the right-of-way to enhance the entry to an overall development provided they do not interfere with sight distance. Fences are prohibited within the right-of-way.
  - a) Picket.
  - b) Split rail.

- c) Wrought iron.
  - d) Accent fence.
  - e) Crossbuck.
  - (ii) The following fences are permitted only when they do not exceed six feet in height:
    - a) Privacy fences.
  - (iii) The following types of fences are permitted to fully enclose a patio or other similar feature immediately adjacent to a building provided they do not exceed six feet in height.
    - a) Any type of fence permitted in Section 2.13Q(1)(i), above.
    - b) Privacy fence.
  - (iv) The following types of fences shall be prohibited:
    - a) Chain link.
- (2) Advanced Manufacturing – Logistics – Research and Development Subarea:**
- (i) The following types of fences are permitted provided they are located behind the front building line outside of the right-of-way and do not exceed eight feet in height:
    - a) Chain link provided they are painted black or have a black vinyl coating.
    - b) Privacy fences.
- R. Home occupations.** Home occupations, when permitted, shall comply with the requirements of Section 3.06 - Home Occupations.
- S. Definitions.** Due to the unique nature of the RCOD, the following definitions have been established and apply only to this Section 2.13 - Route 23 Corridor Overlay District (RCOD). If the definition of any term defined within this Section

conflicts with definitions found elsewhere, including in Article 11 - Glossary of Terms, the definitions herein shall prevail under this Section.

- (1) **Building Height.** The vertical distance of a building from the front door threshold to the highest point on the roof.
- (2) **Floor Area Ratio (FAR).** The quantitative relationship between a building's total gross floor area to the area of the lot on which the building sits. FAR = total gross floor area divided by total lot area. Example:
  - (i) Four story building with 10,000 gross square feet per floor = 40,000 total gross floor area.
  - (ii) The Lot is 2 acres or 87,120 square feet.
  - (iii)  $FAR = 40,000/87,120 = 0.46$ .
- (3) **Multi-Unit Residential Building.** A building that is a minimum of two stories in height containing four or more dwellings that consist of exclusively studio, one, two, or three-bedroom units.
- (4) **Setback, Right-of-Way.** The distance between a structure and an abutting right-of-way line.
- (5) **Sign Area.** The face of the entire display area not including the bracing, framing and structural supports of the Sign, unless such support members are made part of the message or fact of the Sign. For display areas consisting of individual letters or symbols, either freestanding or attached to a surface, building, wall or window, Sign Area shall be calculated by the measurement of the smallest rectangle that can be drawn around and include all letters and symbols of the Sign.
- (6) **Sign, Ground-Mounted Monument.** Any Sign which is physically attached to a base constructed specifically for the display of the Sign.
- (7) **Sign, Projecting ("Blade").** A sign projecting outward perpendicularly from a building.

- (8) **Sign, Wall-Mounted.** Any Sign attached to a Building face, with the exposed face in a plane parallel to the plane of the wall.
- (9) **Sign, Height.** The vertical distance between the established grade and the highest part of the sign.
- (10) **Sign, Temporary.** A display, banner, or type of Sign constructed of cloth, canvas, fabric, wood, or other temporary material, with or without a structural frame, including but not limited to portable Signs, political Signs, development Signs, community event Signs, garage sale Signs, real estate Signs, sandwich type Signs, sidewalk or curb Signs.
- (11) **Studio Multi-Unit Residential.** A dwelling unit that is contained within a Multi-Household Building or Mixed Use Building as defined herein that combines a number of different types of rooms, such as living room, bedroom and kitchen, into a single room.
- (12) **Three-Unit Residential Buildings.** A building designed for and used exclusively for three dwelling units that are structurally attached to one another, side by side and/or above one another and erected as a single building.
- (13) **Townhome.** A building designed exclusively for four or more dwelling units that are structurally attached to one another, side by side, above one another, or in a quad formation, and erected as a single building.
- (14) **Tract.** The entire area included in a proposed development, which may include one or more parcels or lots.
- (15) **Transient Hotel.** Any structure consisting of one or more buildings, with more than five sleeping rooms, that is specifically constructed, kept, used, maintained, advertised, or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests for a period of thirty days or less, including, but not limited to, such a structure denoted as a hotel, motel, motor hotel, lodge, motor lodge, bed and breakfast, or inn.

- (16) Two-Unit Residential Buildings.** A building designed for or used exclusively for two Dwelling Units that are structurally attached to one another, side by side or above one another, and erected as a single building.

### Section 2.14 Rural Residential Zone (RR)

- A. Purpose.** The Rural Residential Zone (RR) provides for open space and agricultural uses within rural or agricultural areas while accommodating large-lot residential development. This zone provides for limited institutional and public uses in support of residential and agricultural uses.
- B. Governing tables.** In case of discrepancy with the content of any excerpt table provided within this Section, the following tables shall govern the following standards:
- (1)** Table 3.02-A – Comprehensive Permitted and Conditional Uses shall govern the uses permitted and prohibited within each district or zone.
  - (2)** Table 4.04-A – Comprehensive Dimensional Standards shall govern the dimensional development standards within each district or zone.
- C. Excerpt tables.** The following tables provide excerpts of use permissions and dimensional standards applicable to the RR zone.

*Table 2.14-A - Excerpt: RR Zone Permitted Uses*

● = Permitted ○ = Conditional	<b>Rural Residential</b>
<b>Use Name (and Use Standards)</b>	<b>RR</b>
<b>01. ACCESSORY USES</b>	
<b>Home-Based Business</b>	●
<b>Private Garage</b>	
<b>Private Parking Lot</b>	
<b>Solar Facility</b>	●
<b>Swimming Pool</b>	●



<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Rural Residential</b>
<b>Walk-Up / Bike-Up Window</b>	
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>	
<b>Advanced Manufacturing</b>	
<b>Agriculture (<a href="#">Section 3.03</a>)</b>	●
<b>Agritourism</b>	●
<b>Community Garden</b>	●
<b>Heavy Industrial</b>	
<b>Light Industrial</b>	
<b>Warehousing and Logistics</b>	
<b>03. COMMERCIAL USES</b>	
<b>Adult Entertainment Business (<a href="#">Section 3.10</a>)</b>	
<b>Antique Shop</b>	
<b>Art Studio</b>	
<b>Artisan Manufacturing</b>	
<b>Beverage Sales, Liquor, Beer or Wine Store</b>	
<b>Beverage, Brewing and Distilling</b>	
<b>Beverage, Distribution</b>	
<b>Beverage, Non-Alcoholic Production</b>	
<b>Car Wash</b>	
<b>Clinic, Veterinary</b>	
<b>Drive Through</b>	
<b>Drugstore</b>	
<b>Financial Institution</b>	
<b>Food Sales, Large Grocery</b>	
<b>Food Sales, Small Grocery</b>	

<p>● = Permitted</p> <p>○ = Conditional</p>	<b>Rural Residential</b>
<b>Food Service, Commissary/Bakery</b>	
<b>Food Service, Deli</b>	
<b>Funeral Home</b>	
<b>Garden Center (<a href="#">Section 3.05</a>)</b>	
<b>Kennel</b>	
<b>Microbrewery or Microdistillery</b>	
<b>Motorcycle Sales and Service</b>	
<b>Offices, Business and Professional</b>	○
<b>Overnight Lodging, Bed and Breakfast</b>	○
<b>Overnight Lodging, Boutique Hotel</b>	
<b>Overnight Lodging, Hotel or Motel</b>	
<b>Personal Services</b>	
<b>Recreational Vehicle Sales/Services</b>	
<b>Research/Laboratory Facility</b>	
<b>Restaurant – Full Service</b>	
<b>Restaurant – Limited Service</b>	
<b>Restaurant – Quick Service</b>	
<b>Retail Gasoline and Convenience</b>	
<b>Retail Store, Large – Over 50,000 GFA</b>	
<b>Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA</b>	
<b>Retail Store, Small – Under 4,000 GFA</b>	
<b>Short-Term Rental</b>	○
<b>Standalone Drive-Through Facility</b>	
<b>Storage Facility, Indoor</b>	
<b>Storage Facility, Outdoor</b>	
<b>Vehicle Repair Garage, Light Vehicles</b>	

● = Permitted ○ = Conditional	<b>Rural Residential</b>
<b>Vehicle Repair Garage, Heavy Vehicles</b>	
<b>Vehicle Sales and Service</b>	
<b>Wholesale Sales</b>	
<b>04. COMMUNICATIONS FACILITIES</b>	
<b>Essential Communications Facility</b>	●
<b>05. CONGREGATIONAL USES</b>	
<b>Arts Center</b>	
<b>Community Center</b>	○
<b>Event Center</b>	○
<b>Library</b>	●
<b>Private Club</b>	
<b>Religious Assembly</b>	●
<b>Theater</b>	
<b>06. EDUCATION AND CHILDCARE USES</b>	
<b>Commercial College</b>	
<b>Day-Care Center</b>	
<b>Day-Care Home – Type A</b>	○
<b>Day-Care Home – Type B</b>	○
<b>School – College/University</b>	●
<b>School – Primary</b>	●
<b>School – Secondary</b>	●
<b>07. HEALTH AND WELLNESS USES</b>	
<b>Clinic</b>	
<b>Drug, Alcohol, or Psychiatric Treatment Center</b>	
<b>Fitness Facility/Gym</b>	○

● = Permitted ○ = Conditional	<b>Rural Residential</b>
<b>Hospital – Full Service with Emergency</b>	
<b>Massage and Physical Therapy</b>	
<b>Standalone Emergency Facility</b>	
<b>Urgent Care</b>	
<b>08. PUBLIC USES</b>	
<b>Cemeteries</b>	●
<b>Collection and Recycling Facility</b>	○
<b>Government Administration</b>	○
<b>Park</b>	●
<b>Public Parking Garage</b>	●
<b>Public Parking Lot</b>	●
<b>Public Safety Facility</b>	●
<b>Public Utility Building</b>	●
<b>Utility Generation Facility</b>	●
<b>09. RECREATIONAL USES</b>	
<b>Commercial Recreation – Indoor – Large</b>	
<b>Commercial Recreation – Indoor – Small</b>	
<b>Commercial Recreation – Outdoor – Large</b>	
<b>Commercial Recreation – Outdoor – Small</b>	
<b>10. RESIDENTIAL USES</b>	
<b>Accessory Dwelling Unit (ADU)</b>	○
<b>Assisted Living Facility</b>	
<b>Assisted Living Facility, Senior</b>	

● = Permitted ○ = Conditional	<b>Rural Residential</b>
<b>Group Home</b>	○
<b>Permanent Supportive Housing</b>	○
<b>Residential (1-2 Units)</b>	●
<b>Residential (2-5 Units)</b>	○
<b>Residential (6+ Units)</b>	
<b>Senior Independent Living Facility</b>	
<b>Skilled Care Facility</b>	
<b>Transitional Dwelling</b>	○
<b>11. TEMPORARY USES</b>	
<b>Concession Stand</b>	
<b>Construction Trailer (<a href="#">Section 3.12</a>)</b>	●
<b>Temporary Events</b>	○

Table 2.14-B - Excerpt: RR Zone Dimensional Standards

Standards	Rural Residential
	RR
<b>Lot Size Standards</b>	
<b>Minimum Lot Size</b>	1 acre
<b>Minimum Lot Width</b>	75 feet
<b>Setback Standards</b>	
<b>Maximum Front Setback</b>	N/A
<b>Minimum Front Setback</b>	40 feet
<b>Minimum Side Setback</b>	15 feet
<b>Minimum Rear Setback</b>	30 feet <sup>(1)</sup>
<b>Building Design Standards</b>	

Standards	Rural Residential
	RR
Maximum Building Height	40 feet <sup>(2)</sup>
Minimum First Floor Height	N/A
Maximum Projection from Primary Structure <sup>(3)</sup>	10 feet
<b>Site Design Standards</b>	
Minimum Pervious Surface Percentage of Total Lot Area <sup>(4)</sup>	35%
Minimum Open Space Requirement <sup>(5)</sup>	N/A
<b>Table Notes:</b> (1) Minimum rear setback from accessory structures is 15 feet. (2) Agricultural use-related buildings are exempt from height limitations. (3) 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 feet. (4) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface. (5) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.	

#### **D. Generally applicable regulations.**

- (1)** Article 4 - Generally Applicable Regulations provides the standards regarding accessory uses and structures, lighting, dimensional standards, and street-facing façade design standards (where applicable).
- (2)** Article 5 - Landscaping, Screening, and Buffering provides the standards regarding landscaping plans, landscaping materials, trees, bufferyards, and screening.
- (3)** Article 6 - Parking, Drive-Throughs, and Circulation provides the standards regarding minimum and maximum parking requirements, shared parking spaces, location of parking areas, pedestrian walkways in parking areas,

parking area surfaces, parking lot landscaping, drive-through standards, and loading area standards.

- (4) Article 7 - Signage provides the standards regarding exempt signs, prohibited signs, general signage standards, sign area measurement, sign illumination, sign type permissions, non-conforming signs, and signage maintenance requirements.

### Section 2.15 Planned Unit Development District (PUD)

- A. **Purpose.** The Planned Unit Development District (PUD) is established to provide flexibility for unique projects that promote the goals of the Comprehensive Plan, but that cannot be accomplished under a base zoning district, in addition to fostering orderly development that may incorporate a mixture of residential, commercial, and industrial uses at varying densities.
- B. **Process.** The establishment of a planned unit development requires a zoning map amendment per ORC [Section 519.12](#).
- C. **Application requirements.** In addition to, and preceding, the procedural requirements of the zoning map amendment process in ORC [Section 519.12](#), the Zoning Inspector shall receive applications for planned unit developments and confirm if they are complete. A complete application for a planned unit development includes the following information:
- (1) A site plan that meets the requirements of a zoning permit application as specified in Section 8.04 - Zoning Permits, Applications.
  - (2) A lighting plan per Section 4.03 - Lighting.
  - (3) A landscaping plan per Article 5 - Landscaping, Screening, and Buffering.
  - (4) A parking plan per Article 6 - Parking, Drive-Throughs, and Circulation.
  - (5) A signage plan per Article 7 - Signage.

- (6) A proposed set of uses that would be permitted across the development. Such a set of uses shall only include uses that are permitted outright and shall not propose any uses to be permitted as conditional uses.
  - (7) A proposed set of dimensional standards, including setbacks and heights, that would be permitted across the development.
  - (8) A phase schedule, if the development will be constructed in phases.
  - (9) A fee as established by the Board of Trustees.
- D. **Application format.** As part of an application for a text and/or map amendment for a planned unit development, the proposed set of permitted uses and proposed set of dimensional standards required above shall be formatted into a draft resolution, as specified by the Zoning Inspector.
- E. **Review criteria.** In addition to other criteria required for approval per ORC [Section 519.12](#), the reviewing authorities shall consider if:
- (1) The proposal could not feasibly be constructed under a non-PUD district or zone.
  - (2) The proposal would meet or exceed at least one of the land use goals, objectives, and/or recommendations of the Comprehensive Plan.
  - (3) The proposal would support safe walking, bicycling, wheelchair, and other non-vehicular transportation to and between common destinations including residences, employment centers, educational facilities, shopping, and recreation that is provided within or adjacent to the planned unit development.
  - (4) The proposal would support access to housing for diverse ages, household sizes, and ranges of income, if the proposal includes residential uses.
- F. **Conditions of approval.** In addition to other powers provided per ORC [Section 519.12](#), the reviewing authorities may impose conditions on the approval of a



planned unit development that would cause the development to meet applicable review criteria. Such conditions may include but are not limited to the following:

- (1) A requirement to modify specific aspects of an application.
- (2) A requirement that the development or specific portions thereof shall comply with Section 4.05 - Street-Facing Façade Design Standards.

**G. Modifications to use permissions in an approved PUD.** Modification requests to add or remove use permissions to a previously approved planned unit development shall require a zoning map amendment per ORC [Section 519.12](#).

**H. Major modifications to a PUD.**

- (1) The following shall be considered major amendments and must be approved by the Township Trustees after a public hearing:
  - (i) An increase in five percent or more in setback reduction.
  - (ii) An increase in five percent or more on lot coverage, thus reducing open space.
  - (iii) An increase in five percent or more on building any structure height.
  - (iv) An increase in five percent or more on signage height, setback, and sign area.
  - (v) A substantial change in building materials (e.g., from brick to vinyl).
  - (vi) A decrease in 10% or more on landscaping and screening features.
  - (vii) Any increase in the number of dwelling units.
- (2) Staff may determine if any proposed amendments are substantial and therefore must be approved by the Township Trustees. The Township Trustees shall schedule and hold a public hearing within 45 days of receiving an application for a major amendment and provide notice of the public hearing where said modification will be considered. The purpose of the public hearing is to determine whether the owner(s) has made reasonable and

diligent efforts toward the accomplishment of the original approved plan, and that such amendment is consistent with the intent of this Section. Notice shall be provided to the applicant and all owners within, contiguous to, and directly across the street from the property for which the amendment is proposed. Said notice shall be given by regular first-class mail sent no less than 10 days prior to the public hearing. The notice shall be mailed to the addresses of those owners as they appear on the County Auditor's current tax list. The failure of delivery of said notice shall not invalidate any action the Township Trustees may take on the request. The Township Trustees shall render a decision on the proposed amendment at the conclusion of the public hearing. The Township Trustee's decision on the amendment is administrative in nature and is subject to appeal in accordance with RC 2506.

**I. Minor amendments to an approved PUD.**

- (1)** All proposed amendments, other than those outlined in Section 2.15G or Section 2.15H, shall be considered a minor amendment.
- (2)** Within 15 days of the submittal of a written application specifically detailing the changes requested along with a revised development plan, the Zoning Inspector may administratively approve a minor amendment.
- (3)** Anyone aggrieved by the Zoning Inspector's decision on a proposed minor amendment may appeal said decision to the Board of Trustees within 30 days of said decision by the Zoning Inspector. The Board of Trustees shall hear said appeal within 30 days of receiving the appeal. The Board of Trustee's action is final and is subject to appeal through RC 2506.

**Section 2.16 Joint Economic Development District (JEDD)**

- A. Voluntary incentives to establish JEDD.** Real property in any district or zone that includes or is proposed to include non-residential uses and that is located within a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") in which Orange Township is a contracting party

shall be permitted to adjust certain applicable dimensional standards of the district, zone, or applicable signage standards per the following:

- (1) Minimum lot size requirements may be decreased by up to 10%.
  - (2) Minimum lot width requirements may be decreased by up to 10%.
  - (3) Minimum front setback may be decreased by up to 25%.
  - (4) Maximum building height requirements may be increased by up to 20 feet.
  - (5) Maximum sign surface area may be increased by up to 25%.
  - (6) Maximum sign height may be increased by up to 25%.
  - (7) Minimum pervious surface requirements may be reduced by up to 5%.
  - (8) Minimum street-facing design features required in Section 4.05 may be reduced by 1.
  - (9) Maximum street-facing accent materials permitted in Section 4.05 may be increased by up to 20% with minimum required predominant materials being reduced by up to 20%.
- B. **Variance not required.** A variance shall not be required to adjust the applicable dimensional standards referenced in Section 2.16A.

## Article 3. Use Standards

### Section 3.01 Purpose and Applicability

- A. **Primary and accessory uses.** The standards of this article apply to a specified use whether it is a primary use or an accessory use, and whether it is permanent or temporary, unless otherwise expressly stated.
- B. **Primary and accessory structures.** The standards of this article apply to a specified structure whether it is a primary structure or an accessory structure, and whether it is permanent or temporary, unless otherwise expressly stated.

### Section 3.02 General Use Permissions and Interpretation

- A. **Permitted and conditional uses.** Permitted Uses and Conditional Uses for each district and zone, with the exception of the Route 23 Corridor Overlay district, are set forth within Table 3.02-A – Comprehensive Permitted and Conditional Uses. Permitted Uses shall include all Accessory Uses, as such term is defined within this Resolution, except as expressly set forth herein. Conditional Uses require the grant of a Conditional Use permit.
- B. **Route 23 corridor overlay district.** The uses for the Route 23 Overlay District (RCOD) are provided within Section 2.13 - Route 23 Corridor Overlay District (RCOD).
- C. **Prohibited uses.** Uses that are not listed as permitted or conditional are prohibited from being established within the associated district or zone.
- D. **New and unlisted uses.** For a proposed use that is not clearly defined or categorized by this Resolution, the Zoning Inspector shall facilitate interpretations of such uses per the provisions of Section 8.07 - Substantially Similar Uses.

Table 3.02-A – Comprehensive Permitted and Conditional Uses

	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Use Name (and Use Standards)	CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	RR
<b>01. ACCESSORY USES</b>											
Home-Based Business	●	●	●	●	●	●	●	●	●		●
Private Garage	●	●	●	●		●	○	●			
Private Parking Lot	●	●	●			●		●			
Solar Facility	●	●	●	○		●	○	●	●	○	●
Swimming Pool	●	●	●	●		●	●	●	●	●	●
Walk-Up / Bike-Up Window	●	●		●		●	●	●			
<b>02. AGRICULTURE AND INDUSTRIAL USES</b>											
Advanced Manufacturing	●					●					
Agriculture ( <a href="#">Section 3.03</a> )	●	●	●	●	●	●	●	●	●	●	●
Agritourism			○	○			○		○	●	●

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Community Garden	●	●	●	●		●	●	●	●	●	●
Heavy Industrial						○					
Light Industrial	●					●					
Warehousing and Logistics	○					●					
<b>03. COMMERCIAL USES</b>											
Adult Entertainment Business ( <a href="#">Section 3.10</a> )	○					○					
Antique Shop	●	●		●		●	●	●			
Art Studio	●	●	○	●		●	●	●	○		
Artisan Manufacturing	●	●		●		●	●	●			
Beverage Sales, Liquor, Beer, or Wine Store	●			●		●		●			
Beverage, Brewing and Distilling	○			●		●		○			
Beverage, Distribution	○					●					

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Beverage, Non-Alcoholic Production	○	●				●	●	●			
Car Wash	●					●					
Clinic, Veterinary	●	○		●		●	●	●			
Drive Through	●					○					
Drugstore	●	●	○	●		●	●	●	○		
Financial Institution	●	●		●		●	●	●			
Food Sales, Large Grocery	●	●				●		●			
Food Sales, Small Grocery	●	●	○	●		●	●	●	○		
Food Service, Commissary/Bakery	●	●	○	●		●	●	●	○		
Food Service, Deli	●	●	○	●		●	●	●	○		
Funeral Home	●					●	○	○			
Garden Center ( <a href="#">Section 3.05</a> )	●	●				●	●	●			
Kennel	●	●		●		●	○	●			

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Microbrewery or Microdistillery	●		○	●		●	●	●			
Motorcycle Sales and Service	●					●					
Offices, Business and Professional	●	●	○	●		●	●	●	○		○
Overnight Lodging, Bed and Breakfast	●	●		●		●	●	●	○		○
Overnight Lodging, Boutique Hotel	●	●		●		●	○	●			
Overnight Lodging, Hotel or Motel	●	●		●		●		●			
Personal Services	●	●	○	●		●	●	●	○		
Recreational Vehicle Sales/Services	○					●					
Research/Laboratory Facility	●	●		●		●		●			
Restaurant – Full Service	●	●		●		●	●	●			
Restaurant – Limited Service	●	●	○	●		●	●	●	○		
Restaurant – Quick Service	●	●	○	●		●	●	●	○		
Retail Gasoline and Convenience	●			●		●	●	○			



<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Retail Store, Large – Over 50,000 GFA	●										
Retail Store, Medium – Over 4,000 GFA, Under 50,000 GFA	●	●		●		●		○			
Retail Store, Small – Under 4,000 GFA	●	●		●		●	●	●			
Short-Term Rental	○	○				●	○	●	○		○
Standalone Drive-Through Facility	●	●	○	●		●		●			
Storage Facility, Indoor						●					
Storage Facility, Outdoor						●					
Vehicle Repair Garage, Light Vehicles	○					●					
Vehicle Repair Garage, Heavy Vehicles											
Vehicle Sales and Service	○					●					
Wholesale Sales	●					●					

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
<b>04. COMMUNICATIONS FACILITIES</b>											
Essential Communications Facility	●	●	●	●		●	●	●	●	●	●
<b>05. CONGREGATIONAL USES</b>											
Arts Center	●	●		●		●	●	●		●	
Community Center	●	●	○	●		●	●	●	○	●	○
Event Center	●	●		○		●	○	○		●	○
Library	●	●	●	●		●	●	●	○	●	●
Private Club	●	●		●		●	○	○			
Religious Assembly	●	●	●	●		●	●	●	●		●
Theater	●	●		●		●	●	●		●	
<b>06. EDUCATION AND CHILDCARE USES</b>											
Commercial College	●	●				●		●			
Day-Care Center	●	●	○	●		●	○	●	○		
Day-Care Home – Type A		●	○	●			○	○	○		○

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Day-Care Home – Type B		●	○	●			○	○	○		○
School – College/University	●	●	●	○		●	●	●	●		●
School – Primary	●	●	●	○			●	●	●		●
School – Secondary	●	●	●	○			●	●	●		●
<b>07. HEALTH AND WELLNESS USES</b>											
Clinic	●	●	○			●		●	○		
Drug, Alcohol, or Psychiatric Treatment Center											
Fitness Facility/Gym	●	●	○	○		●	○	●	○		○
Hospital – Full Service with Emergency	●	●				●					
Massage and Physical Therapy	●	●	○	○		●	○	●	○		
Standalone Emergency Facility	●	●				●					
Urgent Care	●	●				●		●			

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
<b>08. PUBLIC USES</b>											
<b>Cemeteries</b>	●	●	●			●	○	○	●	●	●
<b>Collection and Recycling Facility</b>	●	●		○		●	○				○
<b>Government Administration</b>	●	●		●		●	●	●		●	○
<b>Park</b>	●	●	●	●		●	●	●	●	●	●
<b>Public Parking Garage</b>	●	●		●		●	●	●		●	●
<b>Public Parking Lot</b>	●	●		●		●	○	○		●	●
<b>Public Safety Facility</b>	●	●	○	●		●	○	○	●	●	●
<b>Public Utility Building</b>	●	●	○	●		●	○	○	●	●	●
<b>Utility Generation Facility</b>	●	●		●		●	○	○	●		●
<b>09. RECREATIONAL USES</b>											
<b>Commercial Recreation – Indoor – Large</b>	●	●				●					
<b>Commercial Recreation – Indoor – Small</b>	●	●	○	●		●	●	●			

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Commercial Recreation – Outdoor – Large	●	●		●		●					
Commercial Recreation – Outdoor – Small	●	●	○	●		●	●	●			
<b>10. RESIDENTIAL USES</b>											
Accessory Dwelling Unit (ADU)		○	●	○	○		○	●	○		○
Assisted Living Facility											
Assisted Living Facility, Senior	●		●	●	●			●			
Group Home			○	○	○		○		○		○
Permanent Supportive Housing			○	○	○		○	○	○		○
Residential (1-2 Units)			●	●	●		●	●	●		●
Residential (2-5 Units)			●	●				●	○		○
Residential (6+ Units)		●	●	●				●			
Senior Independent Living Facility	●		●	●	●			●			
Skilled Care Facility	●		●	●	●			●			

<p>● = Permitted</p> <p>○ = Conditional</p>	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
<b>Transitional Dwelling</b>			○	●	●		○	○	○		○
<b>11. TEMPORARY USES</b>											
<b>Concession Stand</b>	●	●		●		●	●	●		●	
<b>Construction-Related Structures</b> ( <a href="#">Section 3.12</a> )	●	●	●	●		●	●	●	●	●	●
<b>Temporary Events</b>	●	●	●	●		●	●	●	○	●	○

### Section 3.03 Agriculture

- A. **Exemption from zoning permits for certain sized properties.** No zoning permit or certificate of compliance shall be required for any use of land for agricultural purposes or the construction or use of buildings or structures incidental to the agricultural use on any tract of land that is five acres or greater in size.
- B. **No restriction for certain sized properties.** Nothing contained in this Resolution shall be construed to prohibit the use of any land that is five acres or greater in size for agricultural purposes, nor for the construction or use of buildings or structures for agricultural purposes on such land.
- C. **Minimum land area required.** Agricultural uses shall be prohibited on tracts of land that are one acre or less in size.
- D. **Land between one acre and five acres in size.** Agricultural uses and all associated buildings and other improvements that are on tracts of land which are greater than one acre and less than five acres in size shall be subject to the applicable standards of the underlying district or zone including but not limited to the requirements of Table 4.04-A – Comprehensive Dimensional Standards.

### Section 3.04 Food Trucks

- A. **Operating on private property.** Food trucks shall not be located within in any required setback for buildings, required setback for parking areas, sight distance triangle, or bufferyard.
- B. **Operating within a public right-of-way.** Food trucks may only be located in a public right-of-way in a location and for a duration that is approved by the Orange Township Public Works Department or where approved as part of a block party or special event authorized by Orange Township.
- C. **Conditions for approval.** A zoning permit and/or encroachment permit for operation of a food truck within a public right-of-way may be approved with conditions which:

- (1) Limit the hours of operation within a given day.
  - (2) Limit the days of the week that a food truck may operate.
  - (3) Set the start and end dates of a season for operating a food truck.
  - (4) Require repairs to any public improvements that are damaged by the operation of the food truck.
  - (5) Establish limitations and requirements as may be deemed necessary to protect public health, safety, and welfare.
- D. **Display of approved permits required.** A food truck that is operating on private property and/or within a public right-of-way shall plainly display a legible copy of the approved zoning permit and/or encroachment permit. This display shall be viewable on the outside of the food truck from the same location as a customer who is ordering food.

### Section 3.05 Garden Center

- A. **Outdoor storage.** Outdoor storage of merchandise, tools, equipment, or any other materials associated with a garden center shall be screened from direct view from a public right-of-way or adjacent property per the permitted screening types and other applicable provisions of Section 5.07 Screening Standards.

### Section 3.06 Home Occupations

- A. **Intent.** The intent of this section is to permit certain commercial activities at a limited scale within residential dwellings or on residentially used properties that have no or minimal adverse impacts on surrounding residential areas.
- B. **Classification by Zoning Inspector.** The Zoning Inspector is hereby authorized to classify and accordingly process proposed uses as minor home occupations, major home occupations, or prohibited home occupations based on the following criteria, and as also described in Table 3.06-A - Classified Home Occupations:
- (1) Location of the proposed use (in relation to a dwelling on the same property).
  - (2) Proposed physical changes to the property.



- (3) Anticipated demand of visitors to the property, or lack thereof.
- (4) Percentage of the floor area of the primary structure and the percentage of the floor area of other buildings on the property proposed to be used by the home occupation.
- (5) Proposed and anticipated equipment and supplies that would be maintained on the property in association with the proposed use.
- (6) Level of noise, dust, vibration, glare, odors, and/or electrical interference from the operation of the proposed use.
- (7) Number of and primary residency of employees.

*Table 3.06-A - Classified Home Occupations*

Classification Type	Type of Home Occupation <sup>(1)</sup>
Minor Home Occupations	<ul style="list-style-type: none"><li>• Real estate sales agent office</li><li>• Insurance sales agent office</li><li>• Consultant</li><li>• Financial planner</li><li>• Stockbroker</li></ul>

Classification Type	Type of Home Occupation <sup>(1)</sup>
<b>Major Home Occupations</b>	<ul style="list-style-type: none"> <li>• Sales of health products and novelty items</li> <li>• Barber and beauty shop</li> <li>• Massage and physical therapy</li> <li>• Doctor's office</li> <li>• Dentist's office</li> <li>• Lawyer's office</li> <li>• Bed and breakfast</li> <li>• Day care center</li> </ul>
<b>Prohibited Home Occupations</b>	<ul style="list-style-type: none"> <li>• Automobile repair and related services</li> <li>• Use, storage, or sale of ammunition or the materials necessary for the manufacture of ammunition</li> </ul>
<b>Table Notes:</b> (1) Home occupations listed in this table are provided as a non-exhaustive list of examples, subject to the criteria of this section and other applicable section of this Zoning Resolution, and subject to confirmation by the Zoning Inspector where required.	

**C. Minor home occupations.** Minor home occupations are characterized as computer- and telephone-based businesses that have no or limited in-person customer or client traffic to the subject property. Further, minor home occupations:

- (1) Require an approved zoning permit as provided in Section 8.04 - Zoning Permits, Applications to be legally established.
- (2) Shall be staffed in-person, if there are in-person employees, only by individuals who maintain the subject property as their primary residence. This provision shall not be interpreted to prevent exclusively remote-based employees from supporting the operation of the home occupation.
- (3) Shall not generate more in-person traffic, including vehicular parking, than would be normally expected in a residential neighborhood. Additional off-street parking beyond minimum requirements for the primary residential use shall not be required.

- (4) Shall not involve the use of equipment or processes that create noise, vibration, glare, fumes, odors, or electrical interference detectable to the average person outside of the subject property.

**D. Major home occupations.** Major home occupations are characterized as businesses that provide services to in-person customers or clients on a regular scheduled basis. Further, major home occupations:

- (1) Require an approved conditional use permit as provided in Section 8.06 - Conditional Uses and Variances to be legally established.
- (2) Shall occupy less than 50% of the floor area of the primary structure on the same property and less than 50% of the total floor area of any accessory structures on the same property.
- (3) Shall be staffed in-person, if there are in-person employees, only by individuals who maintain the subject property as their primary residence, plus up to two (2) individuals who do not maintain the subject property as their primary residence. This provision shall not be interpreted to prevent exclusively remote-based employees from supporting the operation of the home occupation.
- (4) Shall not generate more in-person traffic, including vehicular parking, than would be normally expected in a residential neighborhood. Additional off-street parking beyond minimum requirements for the primary residential use may be required as a condition for approval of the conditional use and may follow the required minimum parking spaces for commercial uses as established in Table 6.02-A - Minimum and Maximum Parking Space Standards.
- (5) Shall not involve the use of equipment or processes that create noise, vibration, glare, fumes, odors, or electrical interference detectable to the average person outside of the subject property.

- E. Prohibited home occupations.** A proposed home occupation shall be prohibited if:
- (1) It is listed as a prohibited home occupation in Table 3.06-A - Classified Home Occupations.
  - (2) The Zoning Inspector classified the proposed home occupation as being similar to a use listed as prohibited for the given district or zone in Table 3.02-A – Comprehensive Permitted and Conditional Uses.
  - (3) The Zoning Inspector determines that the use would substantially change the residential character of the subject property or adversely impact the surrounding residential area based on the criteria in Section 3.06B, above.
  - (4) A conditional use permit is disapproved per the provisions of Section 8.06 - Conditional Uses and Variances.
- F. Expansion of existing home occupations.** Any proposed expansion of an existing home occupation – including in terms of the occupied square footage, number of customers or clients, or number of employees – shall require an approved zoning permit or an approved conditional use permit as applicable per the provisions of this Section and per the provisions of Article 8 - Administration and Procedures.
- G. Permitted signage.** Signage for home occupations shall be permitted per the provisions of Article 7 – Signage.

### Section 3.07 Mobile Homes

- A. Association with farm or development plan required.** Mobile homes are prohibited from being constructed, installed, occupied, or otherwise used within the Township except in the following circumstances:
- (1) In association with an agricultural use.
  - (2) As specified in an approved development plan through a planned unit development.

- (3) Within the Rural Residential (RR) district.
- B. **Maximum number of mobile homes on farms.** Where permitted as part of a legally established farm use, there shall be a maximum of one mobile home on the same property as the farm use.

### Section 3.08 Private Non-Commercial Garages

- A. **Placement in relation to primary structure.**
  - (1) Vehicular garage doors that face a non-alley public right-of-way shall be setback from the public right-of-way no closer than a pedestrian door on the same facing elevation of the primary structure on the property.
  - (2) If a similar-facing elevation of the primary structure does not include a pedestrian door, then the vehicular garage door shall be setback from the public right-of-way no closer than the wall of the similar-facing elevation – excluding any unenclosed porches or decks.
  - (3) This provision explicitly includes vehicular doors on attached and/or detached non-commercial garages.
- B. **Limited as an accessory use and accessory structure.** Private non-commercial garages are prohibited from being the primary use of a property and/or the primary structure on a property. Properties in the Rural Residential (RR) are exempt from this provision.
- C. **Restrictions on width.** Vehicular garage doors that face a non-alley public right-of-way shall be no wider than 50% of the width of the similar-facing elevation of the primary structure, as measured across a line that is parallel to the public right-of-way.
- D. **Home occupational use permitted.** Where permitted, private non-commercial garages may be used for a home occupation per the provisions of Section 3.06 - Home Occupations.
- E. **Prohibited uses and activities.**

- (1) Private non-commercial garages shall not be used for servicing vehicles on a commercial basis.
- (2) Any parts, supplies, and other indicia of vehicle repair, including, but not limited to, the vehicles under repair, shall be placed inside the private garage between the hours of 9:00 p.m. and 9:00 a.m., except for the limited purposes of ingress and egress.

### Section 3.09 Private Swimming Pools and Community or Club Swimming Pools

#### A. Swimming pools regulated as accessory structures.

- (1) In-ground and above-ground swimming pools shall be regulated as accessory structures and shall be subject to the provisions of Section 4.02 - Accessory Uses and Structures.
- (2) The outermost edges of a swimming pool shall be regulated as the building footprint.
- (3) Certain elements of pools may encroach into required setbacks per the provisions of Section 4.04D.
- (4) A swimming pool shall be considered occupiable when it is capable of holding water.

#### B. Controlled access required.

- (1) To prevent uncontrolled access from children or pets, all swimming pools or the property thereon shall be fully enclosed by a continuous fence, wall, building, or combination of these elements that is not less than four feet tall at any given point and maintained in good condition with a locking gate and/or door. Such a fence, wall, building, or combination thereof shall be installed and operational before a swimming pool is constructed and capable of retaining water.

- (2) Fences and walls used to provide controlled access to a swimming pool shall not incorporate horizontal elements that allow for climbing over the fence or wall into the enclosed area.
- (3) A swimming pool that is entirely within a secured building shall not require any additional fence or wall.

**C. Minimum setbacks from specified public rights-of-way.** Swimming pools shall provide the minimum setbacks established in Table 3.09-A - Swimming Pool Setbacks from Public Rights-of-Way. Where a minimum setback required by a separate provision of this Zoning Resolution differs from the minimum requirements of Table 3.09-A - Swimming Pool Setbacks from Public Rights-of-Way, the greatest minimum setback shall apply.

*Table 3.09-A - Swimming Pool Setbacks from Public Rights-of-Way*

Public Right-of-Way	Minimum Required Setback
U.S. Route 23	50 feet
All Public Rights-of-Way (other than U.S. Route 23)	25 feet
<b>Table Notes:</b> [Reserved]	

**D. Front yard prohibited.** Swimming pools shall not be permitted within a front yard.

### Section 3.10 Sexually Oriented Businesses

**A. Authority.** As authorized by section 519.02 of the Ohio Revised Code, as may be amended, the board of township trustees hereby regulates in accordance with the Comprehensive Plan, the location, setback lines, and use – among other aspects – of buildings used for sexually oriented businesses. Such uses may also be referred to as adult entertainment establishments as defined collectively and individually in section 2907.39 of the Ohio Revised Code, as may be amended.

**B. Minimum separation from certain uses.** Sexually oriented businesses and adult entertainment establishments shall not be permitted within 1000 feet of properties that are used for the following, as measured from the closest property line of each use:

- (1) A separate sexually oriented business and/or adult entertainment establishment.
- (2) Day care center.
- (3) Elementary, middle, or high school.
- (4) Library.
- (5) Park.
- (6) Playground.
- (7) Religious institution.
- (8) Residential district boundary.

**C. Limited and prohibited primary uses.**

- (1) Where permitted, a single building shall only have one sexually oriented business or adult entertainment establishment (e.g., an adult bookstore shall not be within the same building as an adult business).
- (2) An adult arcade is prohibited from operating on the same property as a business that sells non-adult material which does not qualify as obscene material as defined by the Ohio Revised Code Section 2907.01.
- (3) Sexually oriented businesses and/or adult entertainment establishments that involve physical touching between employees of the business and customers or clients – including non-therapeutic massage, lap dancing, and nude modeling – are prohibited within Orange Township.

**D. Restrictions on outdoor displays.**



- (1) Obscene material, as defined by the Ohio Revised Code Section 2907.01, shall not be displayed towards or viewable from any vantage point outside of the subject property.
  - (2) Exterior signage shall not advertise hard core material.
- E. **Hours of operation.** No sexually oriented business or adult entertainment establishment shall operate between the hours of 11:00pm and 10:00am.

### Section 3.11 Telecommunications Towers and Facilities

- A. **Telecommunications towers defined.** Telecommunications towers shall have the same meaning as described in section 519.211(B)(1) of the Ohio Revised Code, as may be amended. This definition is reproduced in Article 11 - Glossary of Terms of this Zoning Resolution. This definition includes small cell facilities in limited circumstances.
- B. **Exemption from zoning permit.** Telecommunications towers and facilities are exempt from requiring a zoning permit per Section 8.04 - Zoning Permits, Applications.

### Section 3.12 Temporary Construction-Related Structures

- A. **Zoning permit required.** A zoning permit shall be required for the location and installation of temporary structures.
- B. **Zoning permit expiration.** A zoning permit approved for this type of use shall be valid for six (6) months and may be renewed at the discretion of the Zoning Inspector upon physical evidence of continued progress toward the completion of the associated construction activities.
- C. **Association with construction activities.** Temporary non-residential structures such as construction trailers may be permitted for active construction activities on the same property or on an abutting, adjacent, or nearby property.
- D. **Dimensional standards apply.** Temporary structures shall be subject to the applicable standards of the underlying district or zone including but not limited to the requirements of Table 4.04-A – Comprehensive Dimensional Standards.

- E. **Removal required.** Any temporary structure that was permitted for construction activities shall be removed within ten (10) days after the associated construction is complete, or within ten (10) days of abandonment of the associated construction.
- F. **Residential uses prohibited.** Temporary structures shall not be used for residential uses.

## Article 4. Generally Applicable Regulations

### Section 4.01 Performance Standards

- A. **Applicability.** All uses established or placed into operation on or after the effective date of this Zoning Resolution shall comply with the following 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.
- B. **General standards.** All uses shall conform to the standards of the Ohio Environmental Protection Agency regarding glare, heat, exterior light, liquid or solid wastes, vibrations, and noise.
- C. **Glare, Heat and Exterior Light.** Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other, shall be performed within an enclosed building and not be visible beyond any lot line bounding the subject property.
- D. **Liquid or Solid Wastes.** No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted.
- E. **Vibrations and Noise.** No uses shall be located – and no equipment shall be installed – in such a way as to produce intense, earth-shaking vibrations which are discernible without instruments at or beyond the property line of the subject premises.

- F. **Noise.** No use shall conflict with the noise standards adopted in [Orange Township Res. 13-309](#), as may be amended.

## Section 4.02 Accessory Uses and Structures

- A. **Classifying Accessory Uses and Structures.** Accessory uses and accessory structures are defined as written in the Definitions section of this Zoning Resolution. Where a given use or structure or a proposed use or structure does not clearly meet the definition of a primary use, accessory use, primary structure, or accessory structure, the Zoning Inspector shall classify the use or structure based on, as appropriate:
- (1) Information provided by the property owner, including the contents of a zoning permit application;
  - (2) Signage located on the property;
  - (3) Signage that identifies the property;
  - (4) The operation of similar uses and their common association with other uses;
  - (5) The size of a structure (including footprint area and height) in relation to the size of other structures on the same property;
  - (6) The location of a structure in relation to the location of other structures on the same property;
- B. **Zoning Permit Required.** Unless explicitly exempted, a Zoning Permit is required to establish, construct, or operate an accessory use and/or accessory structure.
- C. **Exempt from Zoning Permit.** Accessory structures that have a footprint area of less than 100 square feet and that are not located in a front yard are exempt from requiring a zoning permit. This exemption does not include signage (see Article 7 - Signage).
- D. **Conflict with Other Sections.**

- (1) The standards within this Article 4 - Generally Applicable Regulations control, unless a separate standard within this Zoning Resolution or an approved Planned District explicitly changes these provisions.
- (2) The standards adopted for an existing and previously approved Planned District shall control development within the Planned District and shall supersede any similar standard within this Zoning Resolution.

**E. Accessory Uses - Location and Operation.**

- (1) Accessory uses shall be located on the same property as the associated primary use.
- (2) Accessory uses must continuously meet the definition of an accessory use. Should a change in operation cause the accessory use to meet the definition of a primary use, a new Zoning Permit shall be required.
- (3) Signage standards for accessory uses are included in Article 7 - Signage.
- (4) Parking standards for accessory uses are included in Article 6 - Parking, Drive-Throughs, and Circulation.
- (5) Home occupations may be permitted as accessory to a residential dwelling subject to the standards of Section 3.06 - Home Occupations.

**F. Accessory Structures – Location and Design.**

- (1) Accessory structures shall not be located in a front yard. Properties in the Rural Residential (RR) district are exempt from this standard.
- (2) Accessory structures shall not exceed the height or footprint area of the primary structure on the same property.
- (3) In addition to other applicable standards provided within this Section, accessory structures shall observe the same setback requirements that apply to primary structures on the subject property unless explicitly exempted in Section 4.04 - Dimensional Standards.

### Section 4.03 Lighting

**A. Exempt from a Zoning Permit.** The following types of exterior lighting shall not require a Zoning Permit:

- (1) Lighting on residential properties that do not exceed 2850 lumens (equivalent to a 150 watt incandescent lamp).
- (2) Temporary holiday lighting.
- (3) Fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps.
- (4) Fixtures required by the Ohio Building Code that operate only in emergencies.
- (5) Temporary emergency lighting installed by the police, fire department, or other governmental agency, including lights on emergency service vehicles.
- (6) Street lights that are installed by a governmental agency.

**B. Lighting Required.** Exterior lighting is required for the following:

- (1) Change of use of a mixed-use or other non-residential property.
- (2) Construction of a mixed-use or other non-residential structure.
- (3) Expansion of a mixed-use or other non-residential structure.
- (4) New or expanded vehicular parking areas for a mixed-use or other non-residential property.
- (5) New, expanded, or rebuilt on-site pedestrian walkways associated with uses other than Residential (1-2 Units) uses.

**C. Design of Lighting.**

- (1) Lighting shall not be installed within a public right-of-way except where authorized or installed by government entities or their designees.

- (2) All exterior lighting shall be shielded to prevent direct views of a light source from a separate property and shall meet the definition of full cut-off light fixtures.
- (3) All exterior lighting shall have a maximum temperature of 3500 Kelvin.
- (4) Each pedestrian entrance and exit, excluding exits for emergency use only, shall have a full cutoff light fixture.
- (5) Pedestrian walkways on non-residential properties shall be sufficiently illuminated to prevent any dark areas. This provision shall not be construed to require illumination for pathways that are included in trails.
- (6) The height of lighting pole, including light fixtures in parking areas, shall not exceed twenty (20) feet, as measured from grade level to the highest point of the light pole.
- (7) The entire parking area of a given property, including parking spaces and drive aisles, shall be sufficiently illuminated to prevent any dark areas.
- (8) The levels of lighting shall not exceed the footcandle measurements described in Table 4.03-A - Maximum Light Pollution Illuminances at the property line or beyond five (5) feet into an adjoining property.

*Table 4.03-A - Maximum Light Pollution Illuminances*

Receiving Area Zoning Classification	Maximum Footcandles at (or within 5 feet of) the Property Line
Residential	0.4
Office and Business	2.0
Industrial	2.0

- D. Prohibited Lighting.** The following types of lighting are prohibited: search lights, beacons, laser source lights, or any similar high-intensity or flashing lights.

E. **Required Information of a Lighting Plan.** A submitted plan for exterior lighting shall include the following information on a site plan:

- (1) The locations of each proposed light fixture, including poles and wall-mounted fixtures.
- (2) The height of the proposed lighting fixtures.
- (3) The lighting levels for the proposed site and an area extending a minimum of 30 feet onto adjacent properties.
- (4) The proposed intensity levels of the lighting throughout the site indicating footcandle measurements.
- (5) A graphic representation of the proposed fixtures.
- (6) Information on the fixture lamp type (e.g. low pressure sodium, metal halide, or other).

#### Section 4.04 Dimensional Standards

- A. **Applicability.** Table 4.04-A – Comprehensive Dimensional Standards provides a comprehensive reference of minimum and maximum dimensional standards, as applicable, for lot sizes, setbacks, building design, site design, and related requirements in this Zoning Resolution.
- B. **Principal and accessory structures.** The standards in Table 4.04-A – Comprehensive Dimensional Standards apply to all principal and accessory structures unless otherwise specified.
- C. **Route 23 overlay district.** Dimensional standards for the Route 23 Overlay District (RCOD) are provided in Section 2.13.
- D. **Permitted encroachments into required setbacks.** The following elements may project into required setbacks as specified by dimensions and/or locations, but are subject to any other applicable provision of this Resolution:

- (1) Landscaping, buffer yards, fences, and walls, except for walls that are part of a building. Additional regulations apply in Article 5 - Landscaping, Screening, and Buffering.
- (2) Walkways and driveways.
- (3) Awnings; canopies; galleries; building eaves; roof overhangs; gutters; downspouts; light shelves; bay windows and oriels less than ten (10) feet wide; chimneys; flues; cornices; belt courses; egress windows; sills; buttresses; and other similar architectural features may encroach up to five (5) feet into a required setback from a principal building, provided that such extension is at least five (5) feet from the vertical plane of any lot line.
- (4) Unenclosed front porches may encroach into a front setback provided that such encroachment is no greater than ten (10) feet from the front building facade, and no closer than ten (10) feet from the vertical plane of any lot line.
- (5) Hardscape aprons surrounding pools may encroach up to three (3) feet into the required side and/or rear setbacks.



Table 4.04-A – Comprehensive Dimensional Standards

	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Standards	CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	RR
<b>Lot Size Standards</b>											
<b>Minimum Lot Size</b>	N/A	10,000 square feet	N/A	N/A	N/A	10,000 square feet	3,000 square feet	N/A	5,500 square feet <sup>(1)</sup>	N/A	1 acre
<b>Minimum Lot Width</b>	N/A	75 feet	N/A	25 feet	40 feet	75 feet	25 feet	N/A	50 feet <sup>(2)</sup>	N/A	75 feet
<b>Setback Standards</b>											
<b>Maximum Front Setback</b>	N/A	N/A	N/A	N/A	30 feet	N/A	N/A	50 feet	N/A	N/A	N/A
<b>Minimum Front Setback</b>	30 feet <sup>(3)</sup>	50 feet	10 feet	6 feet	10 feet	50 feet	10 feet	10 feet <sup>(3)</sup>	20 feet	10 feet	40 feet
<b>Minimum Side Setback</b>	15 feet <sup>(4)</sup>	15 feet <sup>(4)</sup>	6 feet <sup>(5)</sup>	6 feet <sup>(5)</sup>	6 feet <sup>(5)</sup>	15 feet <sup>(4)</sup>	6 feet <sup>(5)</sup>	6 feet <sup>(5)</sup>	10 feet <sup>(5)</sup>	5 feet	15 feet
<b>Minimum Rear Setback</b>	30 feet	30 feet <sup>(6)</sup>	10 feet <sup>(6)</sup>	20 feet	20 feet	30 feet <sup>(6)</sup>	20 feet <sup>(7)</sup>	10 feet <sup>(6)</sup>	30 feet <sup>(7)</sup>	10 feet	30 feet <sup>(8)</sup>

	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Standards	CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	RR
<b>Building Design Standards</b>											
<b>Maximum Building Height</b>	60 feet	60 feet	50 feet	50 feet	40 feet	60 feet	40 feet	60 feet	40 feet	N/A	40 feet <sup>(9)</sup>
<b>Minimum First Floor Height</b>	N/A	N/A	N/A	N/A	N/A	N/A	12 feet	12 feet	N/A	N/A	N/A
<b>Maximum Projection from Primary Structure <sup>(10)</sup></b>	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
<b>Site Design Standards</b>											
<b>Minimum Pervious Surface Percentage of Total Lot Area <sup>(11)</sup></b>	25%	25%	25%	N/A	25%	25%	25%	N/A	35%	N/A	35%

	Commercial Corridor	Campus Institutional Zone	Community Living Zone	Evans Farm 1 - Mixed-Use	Evans Farm 2 - Residential	Flex Employment Zone	Lewis Center Village District	Mixed-Use Center District	Neighborhood Zone	Parks & Open Space Zone	Rural Residential
Standards	CC	CI	CL	EF-1	EF-2	FE	LCV	MU	N	POS	RR
<b>Minimum Open Space Requirement<sup>(12)</sup></b>	N/A	N/A	20%	N/A	N/A	N/A	N/A	20%	20%	N/A	N/A

**Table Notes:**

- (1) Minimum lot size is 4,000 square feet for cross-property attached dwelling units.
- (2) Minimum lot width is 35 feet for cross-property attached dwelling units.
- (3) Minimum front setback is 50 feet where abutting a residential district.
- (4) Minimum side setback is 50 feet where abutting a residential district.
- (5) Minimum side setback is 0 feet for cross-property attached dwelling units.
- (6) Minimum rear setback is 50 feet where abutting a residential district.
- (7) Minimum rear setback for accessory structures is 10 feet.
- (8) Minimum rear setback from accessory structures is 15 feet.
- (9) Agricultural use-related buildings are exempt from height limitations.
- (10) 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 feet.
- (11) This requirement is separate from the landscaping requirements of Article 5 - Landscaping, Screening, and Buffering. Any landscaping provided per Article 5 - Landscaping, Screening, and Buffering may count towards applicable requirements for minimum pervious surface.
- (12) Where applicable, minimum open space requirements apply to areas of land that are 5 acres or larger and that are rezoned to a district with a minimum open space requirement.

### Section 4.05 Street-Facing Façade Design Standards

- A. Applicability.** The requirements of Section 4.05 – Street-Facing Façade Design Standards apply to any mixed-use, commercial, or other non-residential development within the districts and zones specified in Table 4.05-A - Façade Design Applicability.

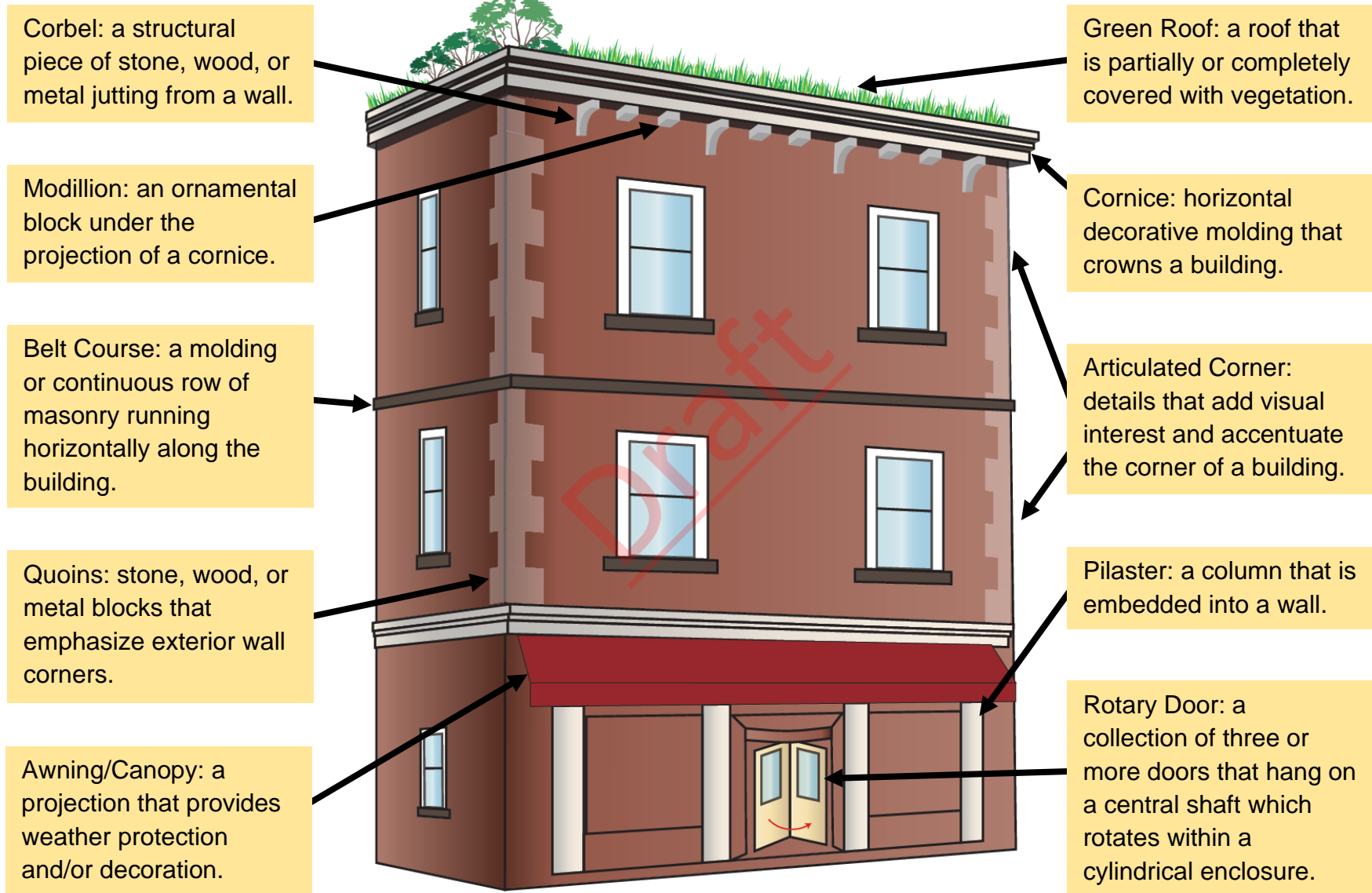
*Table 4.05-A - Façade Design Applicability*

District or Zone Name	Symbol	Section 4.05 Applies
Commercial Corridor Zone	(CC)	●
Campus Institutional Zone	(CI)	●
Community Living Zone	(CL)	●
Evans Farm Subdistrict 1 – Mixed-Use	(EF-1)	●
Evans Farm Subdistrict 2 – Residential	(EF-2)	●
Flex Employment Zone	(FE)	●
Lewis Center Village District	(LCV)	●
Mixed-Use District	(MU)	●
Neighborhood Zone	(N)	
Parks & Open Space Zone	(POS)	○
Planned Unit Development District	(PUD)	●
Route 23 Corridor Overlay District	(RCOD)	
Rural Residential	(RR)	
<b>Table Notes:</b> ● = Applies ○ = Applies if made a condition of approval for a development		

- B. Required design elements.**

- (1) Any mixed-use, commercial, or other non-residential development within the applicable districts and zones shall incorporate at least three (3) of the design features provided in Figure 4.05-A - Street-Facing Facade Elements into the street-facing façade(s). At their discretion, the Zoning Inspector may permit architectural elements that are similar to those identified in Figure 4.05-A - Street-Facing Facade Elements that add pedestrian-oriented details to a building's street-facing façades.
- (2) Any mixed-use, commercial, or other non-residential development within the applicable districts and zones shall be designed so that the exterior materials of street-facing façades meet the requirements provided in Table 4.05-B - Street-Facing Material Requirements.

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*Figure 4.05-A - Street-Facing Facade Elements*

*Table 4.05-B - Street-Facing Material Requirements*

Predominant Materials 80% minimum required of total street-facing materials <sup>(1)</sup>	Accent Materials 20% maximum permitted of total street-facing materials <sup>(1)</sup>
Brick	Wood
Stone	Architectural concrete masonry units
Glass	Fiber cement board
Architectural metal	EIFS
Concrete cladding	Ceramic
Terra cotta	Vinyl or composite siding
Stucco	Glass block
<b>Table Notes:</b> (1) Where street-facing material requirements apply to a given development, the applicant shall be required to provide calculations of such materials on the proposed elevation as a proportion of the total surface area of the street-facing elevation.	

## Article 5. Landscaping, Screening, and Buffering

### Section 5.01 Purpose and Applicability

**A. Purpose.** The purpose of this article is to provide consistent standards for landscaping, screening, and buffering provided within or along private properties. The standards herein establish the minimum and/or maximum requirements, as applicable, for all landscaping, screening, and buffering that is required or otherwise provided on a given private property. Through the standards below, landscaping, screening, and buffering will:

- (1) Provide shade and reduce the heat-island effect of paved roadways.
- (2) Help absorb stormwater to reduce stress on stormwater management infrastructure.
- (3) Protect non-invasive, non-dangerous trees from removal.
- (4) Encourage additional planting of non-invasive species to enhance quality of life and quality of place.
- (5) Increase the canopy of tree foliage throughout Orange Township.
- (6) Reduce noise nuisances that may carry over between certain zones and districts.
- (7) Reduce visual nuisances by limiting views between certain zones and districts.
- (8) Restrict screening to a specific set of materials.

**B. Applicability.** The standards of this article apply to the following development or alterations of a private property:

- (1) New construction of a principal structure.
- (2) Expansion of an existing principal structure by 2,500 square feet or more.



- (3) Repair or rehabilitation of a property that, after review by the Zoning Inspector, would expand the gross floor area of a primary structure on the subject property by fifty percent (50%) or more.
  - (4) Construction of a new parking area.
  - (5) Expansion of an existing parking area by over 25% of the existing surface area.
  - (6) Specific types of tree planting or removal per the provisions within this article.
  - (7) As may be required per Article 6 - Parking, Drive-Throughs, and Circulation.
- C. **Exempt from Zoning Permit.** Unless otherwise provided, installation of landscaping, screening, and buffering does not require a zoning permit. Property alterations that do not comply with these provisions are subject to the proceedings in Article 10 - Enforcement.

### Section 5.02 Landscaping Plan Requirements

- A. **Landscaping plan requirements.** Any landscaping plans required per Section 5.01.B or as part of a zoning permit review shall provide a site plan of existing conditions and a site plan of proposed conditions that clearly identify the information described within this Section.
- B. **Existing conditions site plan.** A site plan of existing conditions shall clearly identify:
- (1) Property lines.
  - (2) Adjacent public rights-of-way.
  - (3) Existing utilities and easements.
  - (4) Existing building footprint(s).
  - (5) Existing fencing, including a description of the height(s) and material(s).
  - (6) Existing trash container or dumpster areas.
  - (7) Areas of existing hardscaping (concrete and asphalt pavement).

- (8) Existing trees.
- (9) Areas of existing vegetative landscaping with the type of vegetation noted.
- C. **Proposed conditions site plan.** A site plan of proposed conditions shall clearly identify:
  - (1) Property lines.
  - (2) Adjacent public rights-of-way.
  - (3) Existing utilities and easements.
  - (4) Existing building footprint(s).
  - (5) Proposed building expansion(s) or demolition(s).
  - (6) Proposed fencing, including a description of the height(s) and material(s).
  - (7) Proposed trash container or dumpster areas.
  - (8) Trees to be removed.
  - (9) Type and quantity of trees to be planted.
  - (10) Proposed areas of hardscaping (concrete and asphalt pavement).
  - (11) Proposed areas of vegetative landscaping, with type and quantity of species listed out.
  - (12) The person or group responsible for maintaining landscaping.

### Section 5.03 Landscaping Material Requirements

- A. **Native species required.** Native species are encouraged to be planted. Invasive species shall not be utilized to meet any landscaping, buffering, or screening requirement.
- B. **Plant variety required.** No more than twenty-five percent (25%) of the landscaping on a property shall be comprised any single plant genus.

### Section 5.04 Street Tree Requirements

- A. Applicability.** Where this Section is made applicable by any work described in Section 5.01.B, the requirements of Section 5.04 - Street Tree Requirements apply within the districts specified in Table 5.04-A - Street Tree Applicability.

*Table 5.04-A - Street Tree Applicability*

Zone or District Name	Symbol	Section 5.04 Applies
Commercial Corridor Zone	CC	●
Campus Institutional Zone	CI	●
Community Living Zone	CL	●
Evans Farm Subdistrict 1 – Mixed-Use	EF-1	●
Evans Farm Subdistrict 2 – Residential	EF-2	●
Flex Employment Zone	FE	●
Lewis Center Village District	LCV	●
Mixed-Use District	MU	●
Neighborhood Zone	N	●
Parks & Open Space Zone	POS	
Route 23 Corridor Overlay District	RCOD	●
Rural Residential	RR	
<b>Table Notes:</b> ● = Applies		

- B. New street trees required.** 1 new tree shall be required for every 30 lineal feet of front lot lines for a given property. This calculation shall be rounded up to the next whole number of trees. (E.g., a property with a front lot line 29 feet long shall be required to plant 1 tree; a property with a front lot line 31 feet long shall be required to plant 2 trees.)

**C. Permitted locations of street trees.**

- (1) Where applicable, new trees shall be planted within the front yard(s) of the subject property, or within 500 feet of the subject property in the public right-of-way if approved by the Public Works Department. Street trees may not be located within the right-of-way unless explicitly approved in writing by the Public Works Department. Street trees that are planted without prior approval may be removed and disposed of by Orange Township.
- (2) The minimum spacing between tree trunks shall be no less than the minimum recommended spacing for the tree species.

**D. Credit for existing trees.** Upon confirmation by the Zoning Inspector, the requirements of this Section shall be considered partially or fully met, depending on the number of required street trees, if:

- (1) The public right-of-way within 500 feet of the subject property already has sufficient trees to meet these requirements; or
- (2) The subject property has a buffer yard along the adjacent public rights-of-way that contains a sufficient number of trees; or
- (3) The public right-of-way does not physically have enough room for additional trees at the time of application upon determination by the Public Works Department (e.g., the roadway, curbing, and sidewalk completely fill the width of the public right-of-way).

**Section 5.05 Perimeter Landscaping Requirements****A. Applicable districts.** The perimeter landscape requirements are generally applicable to the following districts and zones:

- (1) Flex Employment Zone (FE)
- (2) Campus Institutional Zone (CI)
- (3) Commercial Corridor Zone (CC)
- (4) Lewis Center Village District (LCV)

(5) Mixed-Use District (MU)

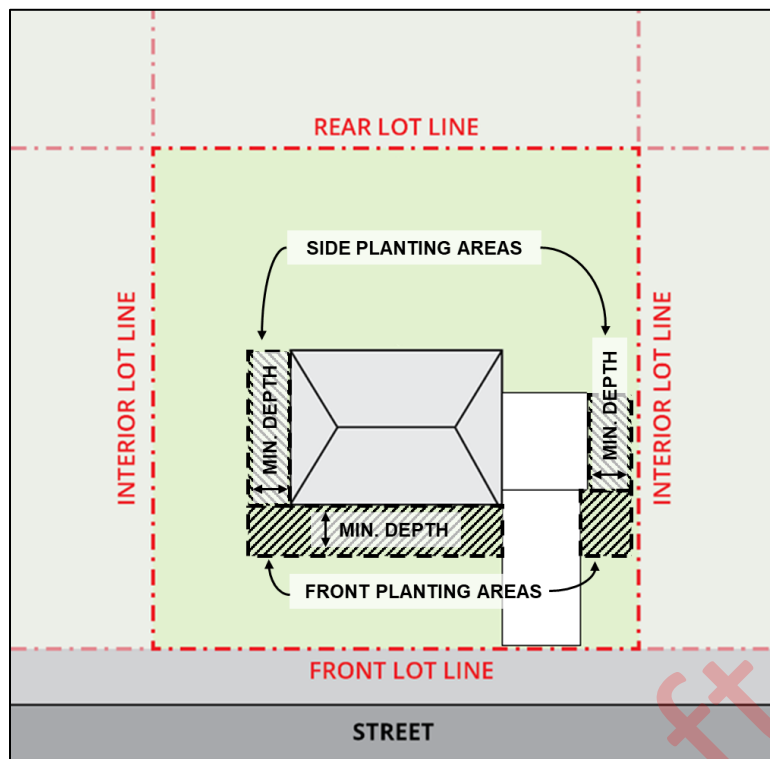
(6) Route 23 Corridor Overlay District (RCOD)

- B. Landscaping required.** Excluding alterations to or for 1-2 unit residential uses, within the above specified districts and per the applicability standards provided in Section 5.01 - Purpose and Applicability, buildings shall be surrounded by planting areas adjacent to the base of the building per the minimum depth as required per Table 5.05-A - Landscape Planting Requirements and as illustrated in Figure 5.05-A - Minimum Depth of Planting Areas.

*Table 5.05-A - Landscape Planting Requirements*

Zone, District, or Overlay Name	Minimum Depth of Planting Area (in feet)	
	Front Yard	Side Yard
Rural Residential (RR)	5	5
Neighborhood Zone (N)	5	3
Community Living Zone (CL)	5	3
Flex Employment Zone (FE)	10	5
Campus Institutional Zone (CI)	5	3
Commercial Corridor Zone (CC)	5	3
Evans Farm – Subdistrict 1 (EF-1)	5	3
Evans Farm – Subdistrict 2 (EF-2)	5	3
Lewis Center Village District (LCV)	5	3
Mixed-Use District (MU)	5	3
Route 23 Corridor Overlay District (RCOD)	10	5

Figure 5.05-A - Minimum Depth of Planting Areas



- C. **Encroachment into required planting areas.** Where planting areas are required, they may be crossed by walkways and vehicular pathways that are compliant with applicable provisions within this Zoning Resolution.
- D. **Reduction of required planting areas.** The required minimum depth of a planting area may be reduced for the portions of a property where a building is approved to have a smaller setback than the minimum depth of a planting area.
- E. **Materials within planting areas.** Planting areas shall be planted with a mix of trees and/or shrubbery and/or living groundcover.
- F. **Planting areas and bufferyards.** Required planting areas may overlap required bufferyards.

## Section 5.06 Bufferyard Requirements

- A. **Bufferyard required.** Bufferyards are required to be constructed and/or planted between certain adjacent zones, districts, and overlays per Table 5.06-A - Bufferyard Installation Requirements.

- B. Adjacent properties.** Properties that are separated by a public right-of-way are considered adjacent for the purposes of this Section.
- C. Bufferyard design.** Where bufferyards are required, they shall be designed per the provisions in Table 5.06-A - Bufferyard Installation Requirements.

*Table 5.06-A - Bufferyard Installation Requirements*

District of Proposed Development	Adjacent Property District											
	RR	POS	N	CL	FE	CI	CC	EF-1	EF-2	LCV	MU	RCOD
<b>FE</b>	A	A	A	A		A		A	A	A	A	A
<b>CI</b>	A	A	A	A	A		A	A	A	A	A	A
<b>CC</b>	B	B	B	B	A	B		B	B	B	B	B
<b>LCV</b>	A	A	A	A	A	A	A	A	A		A	A
<b>MU</b>	A	A	A	A	A	A	A	A	A	A		A
<b>RCOD</b>	B	B	B	B	B	B	B	B	B	B	B	
<b>Table Notes:</b> A = Type A bufferyard required B = Type B bufferyard required												

*Table 5.06-B - Bufferyard Design Requirements*

Bufferyard Type	Bufferyard Width	Required Tree Plantings per 100 Linear Feet	Required Shrubbery Plantings per 100 Linear Feet	Minimum Height of Screening
<b>A</b>	10 feet	4	30	4 feet
<b>B</b>	20 feet	6	50	6 feet

## Section 5.07 Screening Standards

**A. Screening required.** Screening is required around all outside or open-air:

- (1) Storage of trailers;
- (2) Non-vehicular equipment;
- (3) Tools and machinery;
- (4) Loading docks;
- (5) Containers (including ground-mounted shipping containers);
- (6) Consumer goods;
- (7) Packaged wholesale merchandise (including merchandise on pallets); and
- (8) Trash containers or dumpsters.

**B. Permitted screening types.** Specified screening types are permitted per Table 5.07-A - Screening Standards.

Table 5.07-A - Screening Standards

Zone, District, or Overlay Name	Permitted Screening Types			
	Fence	Walls	Berm	Trees/Shrubs
Rural Residential (RR)	●		●	●
Parks & Open Space Zone (POS)	●			●
Neighborhood Zone (N)	●			●
Community Living Zone (CL)	●			●
Flex Employment Zone (FE)	●	●	●	●
Campus Institutional Zone (CI)	●	●		●
Commercial Corridor Zone (CC)	●			●
Evans Farm – Subdistrict 1 (EF-1)	●			●
Evans Farm – Subdistrict 2 (EF-2)	●			●



Zone, District, or Overlay Name	Permitted Screening Types			
	Fence	Walls	Berm	Trees/Shrubs
Lewis Center Village District (LCV)	●			●
Mixed-Use District (MU)	●			●
Route 23 Corridor Overlay District (RCOD)	●		●	●
<b>Table Notes:</b> ● = permitted				

**C. Design of screening.**

- (1) Where screening is required, such screening shall effectively block views of required screening areas between grade level and a minimum of six (6) feet in height above grade level.
- (2) Some permitted fence types in Table 5.07-A - Screening Standards may not, alone, effectively block views and may require supplemental screening.

**D. Minimum and maximum height of screening.** All such screening shall be properly maintained in an orderly fashion and be a minimum of six (6) feet in height and no taller than twelve (12) feet in height. The maximum height restriction does not apply to trees that are included in screening.

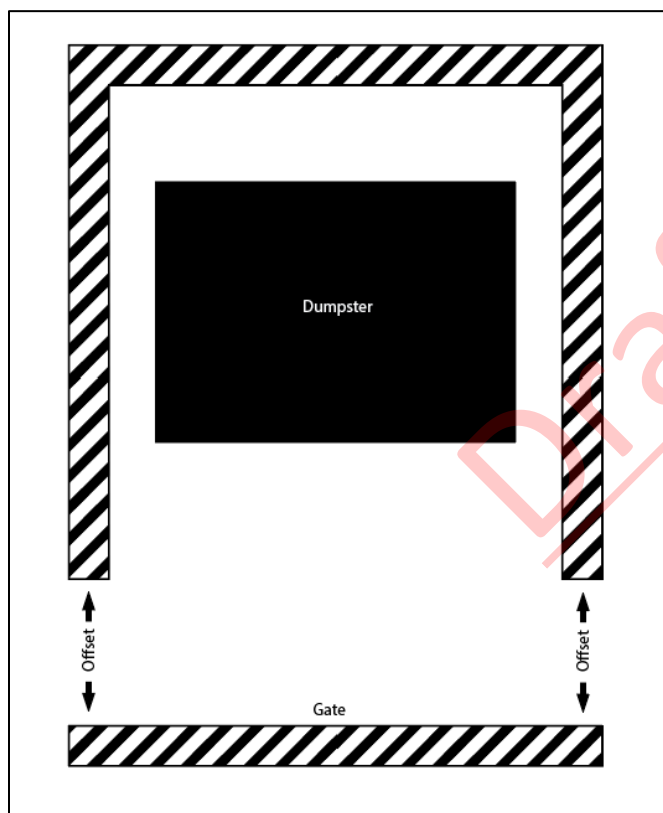
**E. Screening of mechanical and service equipment.** All equipment for heating, ventilation, air conditioning, and similar devices shall be screened from direct view from a non-alley public right-of-way by a building (i.e., the devices are located behind a building on the subject property), or by landscaping and screening that meets the provisions of this Section.

**F. Screening of dumpsters and storage areas.** Trash containers, dumpsters, and storage areas shall be screened on three sides with a solid wall or fence that is a minimum of one foot taller than the trash container, dumpster, or the material within the storage area to be screened. A solid gate of the same height as the walls or fence shall be constructed for the fourth side. Per Figure 5.07-A -

Potential Layout of Dumpster Screening, a horizontal offset between the gate and the walls or fence may be provided to allow pedestrian access to a dumpster without requiring the gate to be opened. The required walls or fence shall be accented with landscaping and shall be constructed in either:

- (1) The same materials as those used on the principal building (excluding materials that have transparency); or
- (2) A solid privacy fence.

*Figure 5.07-A - Potential Layout of Dumpster Screening*



- G. Restriction on front yard fences.** Front yards that are not part of an approved screening area may not be enclosed by screening taller than four (4) feet in height. This height restriction does not apply to trees that are planted in a front yard.

**Section 5.08 Landscaping Maintenance Standards**

- A. Continued maintenance required.** The property owner shall be responsible for the continued proper maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance free from refuse and debris at all times.
- B. Unhealthy or dead landscaping replacement required.** Plants that are required as part of this Article 5 and that become unhealthy or that die must be replaced by the earliest of either one calendar year from their death or by the next planting season.
- C. Violations.** Violation of these maintenance standards shall be a violation of this Resolution.

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## Article 6. Parking, Drive-Throughs, and Circulation

### Section 6.01 Purpose and Applicability

- A. Purpose.** The purpose of this article is to create orderly development of vehicular parking areas. The standards herein establish the minimum and/or maximum requirements, as applicable, for all parking area dimensions and design, setbacks, types of parking spaces, pedestrian connections, and landscaping requirements that are required or otherwise provided on a given private property. Through the standards below, parking, loading, and drive-throughs will:
- (1) Increase access for families to food, education, recreation, and jobs.
  - (2) Not define the character of Orange Township.
  - (3) Encourage and support safe and enjoyable pedestrian environments.
  - (4) Promote multimodal connections between where a person lives and where they want to go.
  - (5) Support the development of small businesses.
  - (6) Provide options for property owners to develop land for productive uses.
- B. No change to existing parking areas.** An existing parking area that is not subject to reconstruction or expansion shall not be required to comply with this article.
- C. Substantial modifications to existing parking areas.** An existing parking area that is subject to the following types of work shall be required to comply with the provisions of this article:
- (1) Reconfiguration of a parking area (e.g., changing the location of a drive aisle or the orientation of a parking space).
  - (2) Expansion of a parking area by four (4) or more additional parking spaces.
- D. References and terminology.** For the purposes of this section, “parking areas,” “parking lots,” and common derivatives of these terms in their singular and plural

versions refer to the collective geographic area that includes parking spaces of any type, drive aisles, curbing, driveways, drive-throughs, and associated walkways and landscaping on a property, unless the context of a provision in this section clearly states otherwise.

### Section 6.02 Minimum and Maximum Parking Space Schedule

- A. **Minimum and maximum parking spaces.** Table 6.02-A - Minimum and Maximum Parking Space Standards specifies the minimum number of provided parking spaces that shall be provided and the maximum number of parking space that may be provided on a given property.
- B. **Permitted parking space types.** Each required parking space shall be a non-compact type of parking space, except that up to twenty-five percent (25%) of required spaces may be a compact parking space, as provided in Section 6.04 - Minimum Parking Space Dimensions.
- C. **ADA parking spaces.**
  - (1) Where off-street parking is required or voluntarily provided for any use other than a single-unit dwelling or two-unit dwelling, a minimum number of parking spaces shall be designed in compliance with the standards of the Americans with Disabilities Act.
  - (2) Parking spaces and access aisles designated and designed for people with disabilities shall be compliant with the specifications set forth in Section 208 and Section 502 of the Americans with Disabilities Act Accessibility Standards.

Table 6.02-A - Minimum and Maximum Parking Space Standards

Type of Use (Regardless of District or Zone)	Minimum Spaces	Maximum Spaces
Residential Uses	1 space per unit <sup>(1)</sup>	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.  <b>Calculation:</b> <i>(Total Occupancy #)*(0.9) = Maximum Number of parking spaces</i>
Commercial Uses (Including Office Uses)	The lesser of (A) 0.5 spaces per person at full capacity; or (B) 1 space per 500 square feet of GFA	
Industrial Uses	The lesser of (A) 1 space per anticipated employee; or (B) 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	
<b>Table Notes:</b> GFA = gross floor area (1) A unit is a residential dwelling, not the number of bedrooms within a residential dwelling.		

### Section 6.03 Reductions to Minimum Parking Space Schedule

- A. Reduction for on-street parking.** Public on-street parking directly in front of a property's lot line may be calculated toward the minimum required parking spaces. Each counted parallel parking space shall be at least 20 feet in length.
- B. Reduction for shared parking.** A fifty percent (50%) reduction in the minimum number of required parking spaces shall be granted to all mixed-use or non-residential properties that develop a shared parking facility per Section 6.05 - Shared Parking Spaces.
- C. Reduction for permeable paving.** A twenty-five percent (25%) reduction in the minimum number of parking spaces shall be granted for the installation of permeable pavers, where such installation covers all portions of the parking lot except for drive aisles and drive-throughs.

### Section 6.04 Minimum Parking Space Dimensions

- A. Parking space dimensions.** Table 6.04-A - Minimum Parking Space Dimensions by Type specifies the minimum required dimensions of parking spaces.
- B. Aisleways required.** All parking spaces shall be served by aisleways of sufficient width to permit easy and smooth access to all parking spaces.

*Table 6.04-A - Minimum Parking Space Dimensions by Type*

Type of Parking Space	Minimum Width (in feet)	Minimum Length (in feet)
<b>Non-Compact</b>	9	18
<b>Compact</b>	8	16
<b>Table Notes:</b> [reserved]		

### Section 6.05 Shared Parking Spaces

- A. Parking for multiple uses on same property.** Nothing in this chapter shall be construed to prevent the joint use of off-street parking for two (2) or more buildings or uses on the same parcel of land if the total of such spaces, when used together, is not less than the sum of the requirements for the individual uses computed separately.
- B. Shared parking facility permitted.** A parking area qualifies as a shared parking facility, and specified parking spaces within will count towards any minimum required spaces per Section 6.02 - Minimum and Maximum Parking Space Schedule, provided:
- (1)** The parking area serves two or more lots used for non-residential purposes that are within 300 feet of the parking area.
  - (2)** For each lot that the parking area serves, a shared parking agreement shall be recorded with the County Recorder's Office in the chain of title for such

lot. Before the agreement is recorded, it must be approved by the Township's legal counsel. The Township's legal counsel may approve the agreement for recording if they determine, in their sole and absolute discretion, that each of the following is true:

- (i) The agreement is binding, enforceable, and running with the land;
  - (ii) The agreement provides for a reasonable and adequate amount of parking during regular business hours for each lot benefitted by the parking area;
  - (iii) The agreement provides for a reasonable right of access to and from the parking area;
  - (iv) The agreement ensures that the parking area will be operated and maintained in good repair at no cost to the Township; and
  - (v) The agreement contains reasonable provisions for the Township to enforce the provisions thereof and to recover all costs and expenses incurred in doing so.
- (3) Any spaces required or provided must comply with all other applicable standards of this Zoning Resolution.

#### Section 6.06 Location of Parking Areas

- A. Parking area on unimproved lot.** For any parking area on a lot that does not contain a principal structure, the parking area may not be closer to the front lot line than any front-facing exterior wall of any principal structure on any side-adjacent lot(s). For this requirement, a side-adjacent lot is a lot that abuts the lot in question and fronts the same street or streets as the lot in question.
- B. Parking on driveways permitted.** These provisions shall not be construed to prohibit vehicles from parking upon a paved driveway, even when such driveway is closer to a front lot line than any front-facing exterior wall of any principal structure(s) on the same lot.



- C. **Obstruction of sidewalks.** Vehicles shall not be parked in such a manner that obstructs a clear path a minimum of four feet wide along a sidewalk or pedestrian path.
- D. **Parking in yards prohibited.** No vehicle shall be parked in a yard or grassy area.
- E. **Off-site location of parking area.**
  - (1) Parking may be located off-site as long as it is within 500 feet of an entrance to the building or site, connected by a paved pedestrian walkway.
  - (2) If the off-site parking is not under common ownership with the property for which the parking is provided, then a legal covenant or similar instrument permitting the use of the off-site parking shall be provided to the Township to demonstrate compliance with required parking provisions.
- F. **Setbacks of parking areas.** Unless explicitly exempted, any parking area must comply with the applicable minimum setbacks of its district or zone per Section 4.04 - Dimensional Standards.

### Section 6.07 Pedestrian Walkways in Parking Areas

- A. **Pedestrian walkway required.**
  - (1) All parking areas shall incorporate at least one pedestrian walkway through the parking area to an abutting sidewalk or an abutting non-alley public right-of-way (if no sidewalk is available).
  - (2) Where a lot includes a primary structure or is planned to include a primary structure, the required pedestrian walkway shall directly connect adjacent sidewalks on each street frontage with the primary entrance(s) of the primary structure.
  - (3) Pedestrian walkways shall connect parking areas for the establishment's employees of the primary use and visitors with the primary entrance(s) of the primary structure.

- B. Proximity between parking space and walkway.** No parking space shall be further than 100 feet from a pedestrian walkway, as measured by a straight line between an edge of the parking space and an edge of the paved pedestrian walkway.
- C. Design of pedestrian walkways.**
- (1)** Pedestrian walkways shall be at least four (4) feet wide and shall be unobstructed by vegetation, parking spaces, steps, utility poles, any other permanent objects, and parked vehicles.
  - (2)** A three-foot, six-inch (3' 6") tall bollard at the end of a parking space; a six-inch (6") tall wheelstop within two (2) feet of the end of a parking space; or a similar device appropriately spaced from the end of a parking space shall be provided at or near the end of a parking space that abuts any pedestrian walkway, including a public sidewalk.
  - (3)** On lots with one or more commercial use(s), pedestrian walkways shall be at least five feet in width and must be paved with a material that meets or exceeds the Americans with Disabilities Act accessibility requirements.
- D. Markings required.** If the pedestrian walkways are abutting or within a vehicle use area, the pedestrian walkways shall be clearly marked and distinguished with reflective pavement markings. Vehicle use lanes within parking areas should be designed to avoid crossing unprotected pedestrian walkways.
- E. Slowing ramp or hump required.**
- (1)** A slowing ramp as described below is required in parking areas that have 30 or more parking spaces.
  - (2)** If a pedestrian walkway is crossed by a vehicle use lane, such as a drive aisle or a drive-through, the pedestrian walkway must be constructed so that its elevation is at least four inches higher than the elevation of the vehicle use lane.

- (3) To cross such an elevated pedestrian walkway, vehicles must mount the elevated pedestrian walkway via a ramped paved surface with at least a 1:1 rise-over-run steepness; effectively slowing the vehicles and enhancing pedestrian safety. Alternatively, a speed hump of at least four inches of height can be installed in the vehicle use lane no more and no less than two feet from the outside edges of the pedestrian walkway.
- (4) Any ramp, hump, or similar device shall be striped or painted to make such ramp, hump, or similar device visible to drivers and pedestrians.

### Section 6.08 Parking Area Surfaces

- A. **Stable surface required.** Parking areas shall have improved surfaces that do not contribute dust, gravel, sand, or soil to the air, water, or ground surface outside of the lot.
- B. **Permeable pavers permitted with limitations.** Permeable pavers are allowed with written approval from the Fire Department and are encouraged for all areas of a surface parking lot except for drive aisles and drive-through lanes, which shall be paved with asphalt or concrete. Soil within and between permeable pavers shall not be planted with grass.
- C. **Reduction of parking minimum.** Where permeable pavement is installed, the minimum requirement of parking spaces may be reduced per associated provisions of Section 6.03 - Reductions to Minimum Parking Space Schedule.

### Section 6.09 Parking Lot and Drive-Through Landscaping

- A. **Perimeter landscaping required.** Based on the district or zone, parking areas and drive-throughs shall provide perimeter landscaping in certain yards per Table 5.05-A - Landscape Planting Requirements.
- B. **Interior landscaping required.**
  - (1) Subject to Section 5.03 - Landscaping Material Requirements, parking areas and drive-throughs shall provide a minimum surface area of landscaping and

a minimum number of trees within the boundaries of the parking area per Table 6.09-A - Interior Parking Area Landscaping.

- (2) Pedestrian walkways and other paved surfaces shall not be counted as part of the surface area of provided landscaping.

**C. Landscaping design.**

- (1) Interior landscaping shall be dispersed across the parking area to break otherwise uninterrupted expanses of pavement into smaller areas.
- (2) Interior landscaping may be located along internal pedestrian walkways as a means of protecting the walkway.
- (3) Mulch is prohibited as a landscaping material within or around parking areas or drive-throughs.

*Table 6.09-A - Interior Parking Area Landscaping*

Total Surface Area of Existing or Proposed Parking Area	Minimum Required Surface Area of Landscaping	Minimum Required Number of Trees
Less than 2,000 ft <sup>2</sup>	None	None
2,000 ft <sup>2</sup> to less than 20,000 ft <sup>2</sup>	Four percent (4%) of total parking area surface	1 tree per every 200 ft <sup>2</sup> of required interior landscaping area
20,000 ft <sup>2</sup> to less than 100,000 ft <sup>2</sup>	Six percent (6%) of total parking area surface	
Over 100,000 ft <sup>2</sup>	Eight percent (8%) of total parking area surface	
Table Notes: ft <sup>2</sup> = square feet		

## Section 6.10 Drive-Through Standards

- A. Permitted locations.** Drive-throughs are permitted only within specific zoning districts as specified in Section 3.02 - General Use Permissions and Interpretation.

- B. **Queued vehicle capacity.** All queuing vehicles shall be located on the lot on which the drive-through services are being provided and shall not interfere with the movement of vehicles or pedestrians on public rights-of-way.
- C. **Bypass lane required.** All establishments with drive-throughs must provide a bypass lane whereby vehicles may exit the lot at any point without proceeding through the drive-through lane.
- D. **Menu board design.** Menu boards may not flash or have any visible bulbs. All menu boards shall be oriented toward the drive-through aisle that they are serving.
- E. **Noise restrictions.** Drive-through speakers shall not be audible from adjacent properties. Drive-through speakers shall not emit outdoor music.
- F. **Landscaping required.** Landscaping between drive-throughs and adjacent rights-of-way or separate properties shall be required per Section 6.09 – Parking Lot and Drive-Through Landscaping.

### Section 6.11 Loading Area Standards

- A. **Loading facilities.** The requirements for commercial off-street loading facilities shall be provided in accordance with the following standards for any new structure which requires the receipt or distribution of materials or merchandise by trucks or similar commercial vehicles.
- B. **Location of loading berths.** All required loading berths shall be located on the same lot as the use served.
- C. **Minimum distance from residential structures.** Loading facilities shall not be located within two-hundred (200) feet of a residential structure, except where the loading facility is being installed within a mixed-use structure.
- D. **Minimum distance from an intersection.** No permitted or required loading berth shall be located within 50 feet of the curb line or pavement edge of an intersection with two (2) or more streets.

- E. Required construction materials.** All off-street loading berths shall be surfaced with concrete or other similar solid material that does not cause or create dust when driven over.
- F. Minimum setback of loading area.**
- (1)** Loading areas shall not be located closer to a street or road than the primary structure on the same lot, except where the loading area is located on a through-lot.
  - (2)** Loading areas visible from a non-alley public right-of-way on a through-lot must be fully shielded through screening and/or landscaping.
  - (3)** Within the Flex Employment (FE) zone, loading areas shall not face a public right-of-way or shall be completely shielded from view from the public right-of-way by a non-loading-area portion of a building.
- G. Maneuvering restrictions.** Loading and unloading activities, including trucks positioning to access loading facilities, shall not interfere with the orderly and safe movement of pedestrians, bicyclists, and vehicular traffic on any public right-of-way.
- H. Loading spaces differ from parking spaces.** Loading spaces shall be provided as an area additional to off-street parking spaces and shall not be considered as supplying off-street parking space.

## Section 6.12 Sidewalks and Walkways

- A. Applicability of sidewalk and walkway requirements.** Except where otherwise provided, the requirements of this section apply to all front lot lines on a property used for a non-residential principal use where any of the following occurs after the effective date of this Resolution:
- (1)** A new principal structure is constructed; or
  - (2)** An existing principal structure is expanded by more than 25% of its gross floor area; or

- (3) An existing parking area is expanded by more than 25% of its surface area or previously provided number of parking spaces.
- B. **Exceptions.** The provisions of this Section 6.12 shall not apply to any property within the Parks & Open Space (POS) Zone.
- C. **Multi-use path and sidewalks required.** All arterial and collector roads in Orange Township shall have a multi-use path that is at least 10 feet wide along one side of the road and a sidewalk that is at least 5 feet wide along the opposite side of the road.
- D. **Sidewalks required.** All local roads in Orange Township shall have a sidewalk that is at least 5 feet wide along both sides of the road.
- E. **Curb ramps and crosswalk standards.** All curb ramps and crosswalks across Orange Township shall be installed per the accessibility standards of the Americans with Disabilities Act.
- F. **Construction in right-of-way allowed.** Multi-use paths and sidewalks may be constructed within the road right-of-way when allowed by the appropriate authorities.
- G. **Construction outside of right-of-way.** When construction of a multi-use path or a sidewalk is not authorized for all or any portion of a site, the required multi-use paths and/or sidewalks must be constructed immediately outside of the right-of-way within an easement designated for such public use.

## Article 7. Signage

### Section 7.01 Applicability

- A. **Effect of regulations.** It shall hereafter be unlawful to construct, install, place, relocate, expand, modify, maintain, or otherwise alter a sign in the Township except in accordance with the provisions of this article.
- B. **Zoning permit required.** Unless otherwise provided by this article, all signs shall require a zoning permit per Section 8.04 - Zoning Permits, Applications.
- C. **Affects all visible signage.** Unless otherwise provided, this article shall apply to any sign, in any zoning district or zone, that is visible from a public right-of-way or from an adjacent property.
- D. **Previously established signage.** Any sign established prior to the effective date of this Zoning Resolution, and which is rendered nonconforming by the provisions herein, shall be subject to the nonconforming sign regulations of Section 7.10 - Non-Conforming Signs.

### Section 7.02 Exemptions

- A. **Emergency signage.** The provisions of this article shall not be construed to prevent or restrict the installation and maintenance of any emergency signage installed by public officials or their designees over the course of an emergency, such as warnings for road hazards and weather conditions, directions for evacuation orders, and similar or related events.
- B. **Certain signs exempted.** The following signs do not require a zoning permit, however, they are still subject to any applicable regulations within this article:
  - (1) Any sign located entirely within buildings or other structures and/or otherwise not visible from a public right-of-way or adjacent property.
  - (2) Cornerstone inscriptions or other signs that are carved into masonry.
  - (3) Signs of less than one square foot each in sign area.
  - (4) Bulletin boards and bulletin board signs, as defined herein.



- (5) Signs and/or notices issued by any court, officer, or other person in performance of a public duty.
- (6) For the purposes of safety and emergency access, signs indicating the street number of a building or structure are permitted without a zoning permit but shall not exceed three square feet in sign area.
- (7) Any sign on a truck, bus or other vehicle that is used in the normal course of a business for transportation.
- (8) Any holiday lighting, signs, or related decorations.
- (9) Painted signs, decals, or other signs located directly inside or on the window and/or door of the ground floor of a commercial use, if less than 50 percent (50%) of the area of a windowpane.
- (10) Door signs if less than three square feet in total area and not more than one sign per door.
- (11) Government mandated signs in compliance with the manual of uniform traffic control devices that comply with the requirements of state law for such signs placed or required to be placed by a government entity.
- (12) Menu signs/ordering kiosks placed adjacent to a commercial drive through, with a maximum of four such signs per property, so long as any ground-mounted menu sign does not exceed 50 square feet and any wall-mounted menu-sign does not exceed nine square feet.
- (13) Yard Signs – Small, including temporary yard signs that are no larger than twelve (12) square feet and that are installed for no more than 90 consecutive days after which time they are removed. Such exemption shall be limited to up to two yard signs per property and shall apply only within the Community Living (CL), Evans Farm Subdistrict 1 – Mixed-Use (EF-1), Evans Farm Subdistrict 2 – Residential (EF-2), Mixed-Use (MU), Neighborhood (N), Planned Unit Development (PUD), and Rural Residential (RR) zones.

- (14) One wall sign is permitted on each individual lot used for residential purposes provided the sign is mounted flush to the façade of the principal dwelling and does not exceed one square foot.
- (15) Flags of any fabric or bunting containing colors, patterns, or symbols and their associated flagpole or similar structure attached to a building or to the roof of a building, on a parcel of record and used for the sole purpose of displaying flags, the height of which shall be measured from the average grade.
- (16) A-frame or T-frame sign.
- (17) One neon (or LED tube or rope lighting resembling neon) window sign not larger than three (3) square feet in total area per individual tenant suite. Such a sign shall not implement any flashing or blinking.

### Section 7.03 Prohibited Signs and Sign Elements

- A. **Prohibited sign types.** The following types of signs shall be prohibited:
  - (1) Animated signs.
  - (2) Beacons.
  - (3) Pole signs.
  - (4) Searchlights.
  - (5) Signs which are not securely affixed to the ground or are not otherwise affixed in a permanent manner to an approved supporting structure, unless specifically permitted as a temporary sign.
- B. **Prohibited sign locations.** Unless explicitly permitted elsewhere within this Resolution, signage is prohibited from being installed within, on, or at the following locations:
  - (1) Fire escapes.
  - (2) Public rights-of-way.

(3) Roofs or rooftops, except for identification signage on buildings associated with an agricultural use.

(4) Trees, rocks, and other natural features.

**C. Prohibited signage performance standards.** Signage shall not:

(1) Conflict with any Township or State building, fire, or electrical codes.

(2) Imitate or resemble an official sign, signal, or device that directs vehicular traffic.

(3) Obstruct any means of ingress, egress, or ventilation.

(4) Pose a threat to public health and safety, including by nature of visible dilapidation of the signage and/or its associated supportive structure.

**D. Vehicular signage restrictions.** Signs on vehicles viewable from a public road that meet the definition of a type, dimension, placement, illumination, or other element of signage not otherwise allowed by this Zoning Resolution shall be prohibited, provided:

(1) Vehicle signs include those attached to or placed on a vehicle or trailer.

(2) Vehicles or trailers shall not be parked continuously in one location to be used primarily as additional signage.

(3) These restrictions do not apply to a non-commercial vehicle that is legally parked on private property.

**E. Prohibited content.** Signs that contain words, pictures, or statements which are obscene, as defined by the Ohio Revised Code Section 2907.01 (as may be amended) are prohibited.

## Section 7.04 General Signage Standards

**A. Additional code compliance.** Permanent signs shall be constructed in compliance with all applicable regulations of the Township or State's applicable building, fire, or electrical codes, as may amended.

- B. Measurement standards.** Sign surface area and sign height shall be measured according to the provisions of Section 1.08 - Rules of Measurements and Calculation.
- C. Interference with traffic prohibited.** No sign or sign structure shall be erected at any location where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
- D. Interference with ingress/egress prohibited.** No sign shall obstruct or interfere with fire ingress or egress from any door, window, or fire escape, nor shall it obstruct or interfere with traffic or traffic visibility, or resemble or imitate signs or signals erected by the Township or other governmental agency for the regulation of traffic or parking.
- E. Animation prohibited.** No part of a sign shall have animation, moving parts, flashing lights or changing colors unless specifically permitted by Section 7.05 – Sign Illumination.
- F. Secure installation required.** All signs shall be secured in such a manner as to prevent swinging or other significant noticeable movement, not including movement related to electronic message centers.
- G. Minimum setbacks.** Unless otherwise specifically stated, all permanent signs hereafter erected, constructed, or modified shall be set back a minimum of 15 feet for Highway 23, and no less than 5 feet from all other rights-of-way and in all cases shall permit full visibility within the vision triangle as defined by the Delaware County Engineer's Office.
- H. Removal of abandoned signs.** Signs, sign posts, or sign mounting hardware which are no longer functional, or are abandoned, shall be removed in compliance with the provisions of this Zoning Resolution, within 90 days following such dysfunction or abandonment. For purposes of this section, "abandoned" means the owner or user of the sign has completely given up the use of the sign for the purpose it was intended as ascertained by the reasonable investigation and inquiry of the Zoning Inspector.

- I. **Removal of signage from right-of-way.** Unless explicitly authorized, the Township shall remove any signage installed in a right-of-way at the cost of the owner of the sign. The owner of the sign or their designee may retrieve removed signage from the office of the Zoning Inspector. Signage removed from a right-of-way that is not claimed within 30 calendar days of removal shall be destroyed.

### Section 7.05 Sign Illumination

- A. **Illumination standards.** All signs, except as specifically stated in this article, may be illuminated by internal or external light sources, provided: that such illumination shall:
  - (1) Such illumination shall be shielded from all adjacent residential buildings and all streets.
  - (2) Such illumination shall not have an intensity to cause glare visible to pedestrians or vehicle drivers, nor shall the illumination produce a glare onto properties other than the subject property.
  - (3) Such illumination shall not incorporate lighting that flashes on or off, that moves or illustrates movement, or that displays changing degrees of intensity in illumination. This regulation applies to signs located outside of buildings and to window signs inside buildings that can be seen from a public right-of-way or adjacent property. This prohibition on flashing, moving, or intermittent lighting shall not apply to permitted electronic message centers as regulated by Section 7.06.
  - (4) Such illumination shall not obstruct traffic control or other public information signs.

### Section 7.06 Electronic Message Center (EMC) or Changeable Copy Sign

- A. **Permitted locations.** EMCs are permitted for gas station uses and institutional uses, subject to the other standards of this section.
- B. **Sign area limitation.** An EMC shall not comprise more than fifty percent (50%) of the permitted sign area for a given sign.

**C. Required lighting functions of EMC.**

- (1) EMCs shall be equipped with light emitting diodes (LED) technology or similar lighting device.
- (2) Any electronic message center that is located within 300 feet of any residential use must automatically turn off between the hours of 11:00 p.m. and 6:00 a.m. daily.
- (3) EMCs shall be designed to display a full black screen or turn off in the event of a malfunction.
- (4) The EMC shall come equipped with an automatic dimming photocell, which automatically adjusts the display's brightness based on ambient light conditions.
- (5) The brightness level shall not increase by more than 0.3 foot candles over ambient levels (or 3.23 lumens per square meter or lux) as measured using a foot candle meter at a pre-set distance.

**D. Design of EMC.**

- (1) An electronic message sequence may be accomplished by means of 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.
- (2) Other than through fading or dissolving, no portion of any sign may change its message or background in a manner or by a method of display that is characterized by motion, or by pictorial imagery that depicts action or a special effect to imitate movement, or by the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion or the illusion of moving objects, or by moving patterns and bands of light, or by the use of expanding or contracting shapes.

**E. Portable EMCs prohibited.** Portable electronic message signs are prohibited. This provision shall not be construed to prevent installation of signage by

government entities for official use include directing traffic during construction or road projects.

- F. **Temporary EMCs prohibited.** No EMC shall be permitted to be included as part of any limited duration sign.
- G. **Process for measuring brightness.** The procedure and distances for measurement of brightness shall be as established by the International Sign Association's Recommended Night-time Brightness Levels for On-Premise EMCs.

### Section 7.07 Permanent Signs for Residential Uses and Residential Subdivisions

#### A. **Signs for individual dwellings.**

- (1) One wall sign is permitted on each individual lot used for residential purposes provided the sign is mounted flush to the façade of the principal dwelling and does not exceed one (1) square foot. Such sign shall not be directly or internally illuminated. A zoning permit shall not be required for this type of sign.
- (2) For dwellings where a home occupation or bed and breakfast is located, one ground-mounted sign, or one wall sign, or one window sign is permitted per lot with a maximum sign area of three (3) square feet and a maximum height of three feet for ground-mounted signs.
- (3) Except for address markers, signage for residential uses and on residential properties shall not be illuminated.

#### B. **Entrance signs at multi-unit residential developments or subdivisions.**

Entrance signage shall be permitted at multi-unit developments and subdivisions per the provisions of Table 7.07-A - Entrance Signage for Multi-Unit Residential Development and Subdivisions.

*Table 7.07-A - Entrance Signage for Multi-Unit Residential Development and Subdivisions*

Element	Type of Sign – Entrance to Multi-Unit Residential Development or Subdivision <sup>(1)</sup>	
	Ground-Mounted Signage	Wall Signs
<b>Maximum Number of Signs</b>	1 per vehicular entrance to the development or subdivision on a collector or arterial street	2 per vehicular entrance to the development or subdivision on a collector street
<b>Maximum Surface Area (per Sign)</b>	30 square feet	30 square feet
<b>Maximum Height</b>	8 feet	N/A
<b>Minimum Setback from Public Right-of-Way</b>	5 feet	5 feet
<b>Minimum Setback from Abutting Property</b>	10 feet	N/A
<b>Location of Signs</b>	On a collector or arterial street	On a decorative wall or fence generally parallel to a collector street
<b>Permitted Illumination</b>	Shielded exterior light source	Shielded exterior light source
<b>Table Notes:</b> (1) A permitted subject property may have ground-mounted signage or wall signs but shall be prohibited from having both ground-mounted signage and wall signs.		

## Section 7.08 Permanent Signs for Non-Residential Uses, Districts, and Zones

**A. Applicability by use or district.** This section applies to signage for institutional uses and signage within the following districts and zones, collectively referenced as non-residential districts and/or zones:

- (1) Campus Institutional Zone (CI)
- (2) Commercial Corridor Zone (CC)
- (3) Evans Farm – Subdistrict 1 (EF-1)



- (4) Flex Employment Zone (FE)
- (5) Lewis Center Village District (LCV)
- (6) Mixed-Use District (MU)

- B. Exemption.** Within the districts and zones listed above, any properties and subdivisions that are 100% residential shall be exempt from this section and shall be subject to the provisions in Section 7.07 – Permanent Signs for Residential Uses and Residential Subdivisions.
- C. Signage classifications.** Permanent signs for non-residential districts and uses shall be classified per Table 7.08-A - Sign Classifications (Non-Residential Uses, Districts, and Zones).

*Table 7.08-A - Sign Classifications (Non-Residential Uses, Districts, and Zones)*

Sign Classification	Associated Sign Types
<b>Building Signs</b>	Awning sign Canopy sign Marquee Painted wall mural Projecting sign Wall sign
<b>Freestanding Signs<sup>(1)</sup></b>	Ground-mounted sign Monument sign Other signage not affixed to a building
<b>Table Notes:</b> (1) The base of a freestanding sign shall not be a pole or multiple poles.	

- D. Building signs.** There is no restriction on the maximum number of building signs but the total square footage of any individual sign may not exceed the maximum building sign area allowance as calculated in Table 7.08-B - Maximum Wall Sign Area Allowance.

Table 7.08-B - Maximum Wall Sign Area Allowance

Type of Building	Maximum Cumulative Size of Wall Signs
<b>Smaller-Scale Non-Residential Building (150,000 ft<sup>2</sup> or less of GFA)</b>	1.5 ft <sup>2</sup> per lineal foot of building façade on which the sign is located <sup>(1)</sup>
<b>Large-Scale Nonresidential Buildings with a Single Tenant (&gt;150,000 ft<sup>2</sup> of GFA)</b>	No larger than 5% of the total façade area of the building façade on which the sign is located
<b>Large-Scale Non-Residential Building with Multiple Tenant Spaces (&gt;150,000 ft<sup>2</sup> of GFA)</b>	1.5 ft <sup>2</sup> per lineal foot of building façade on which the sign is located <sup>1</sup>
<b>Table Notes:</b> ft <sup>2</sup> = square feet (1) For properties with multiple tenants, the ratio shall be applied to the building façade width (in lineal feet) assigned to each individual tenant.	

**(1) Additional Regulations Applicable to Wall Signs**

- (i) Wall signs shall be mounted on or flush with a wall and shall not protrude more than 18 inches from the wall or face of the building to which it is attached.
- (ii) Wall signs shall not extend above a parapet wall to which they are attached.
- (iii) Wall signs shall not extend above a roofline where they are attached to non-parapet walls.
- (iv) A wall sign must be mounted on the façade wall or mounted on a raceway.
- (v) Wall signs shall not include electronic message centers.
- (vi) Wall signs may only be illuminated through the following methods:

- a) Indirect lighting methods such as gooseneck lighting;
- b) Individual reverse channel letters (halo-lit or reverse-lit);
- c) Individual channel letters with transparent plastic covering to shield the source of illumination; or
- d) Internally illuminated cabinet sign faces where the sign face is completely opaque except for translucent letters, numbers, symbols, logos, and characters.

**(2) Additional Regulations Applicable to Canopy or Awning Signs**

- (i) All components of the awning or canopy shall have a minimum clearance of eight feet from the sidewalk and 15 feet above any driveway or vehicular use area.

**(3) Additional Regulations Applicable to Projecting Signs**

- (i) A projecting sign that is attached perpendicular to the wall to which it is affixed may project up to four feet from the front of the building.
- (ii) The maximum sign area for any single projecting sign shall be 15 square feet.
- (iii) A projecting sign shall in no case project any closer than two feet from a curb, measured vertically from the outside edge of the curb.
- (iv) All components of the projecting sign shall have a minimum clearance of eight feet from the sidewalk and 15 feet above any driveway or vehicular use area.
- (v) Projecting signs shall be separated from other projecting signs by a minimum of 15 feet.
- (vi) Projecting signs may be internally or externally illuminated.

**E. Freestanding signs.**

- (1) Freestanding signs must be ground mounted and may not be affixed or mounted to a pole or multiple poles.
- (2) One freestanding sign of a size and height permitted in Table 7.08-C - Freestanding Sign Standards shall be permitted on each street frontage.
- (3) All freestanding signs shall be set back a minimum of five (5) feet from all rights-of-way and from adjacent lot lines and 50 feet measured along the right-of-way from any adjacent lot in a residential zoning district or used solely for residential uses.
- (4) All permanent freestanding signs shall be located in a landscaped area equal to or larger than the total sign area of the applicable sign. Such landscaped area may be an area that fulfills any landscaping requirements of this Zoning Resolution.
- (5) Exposed sign foundations shall be constructed with a finished material such as brick, stone, or wood, or another high-quality material approved by the Zoning Inspector.
- (6) The dimensional standards for freestanding signs are displayed in Table 7.08-C - Freestanding Sign Standards.

Table 7.08-C - Freestanding Sign Standards

Maximum Sign Areas and Height for Freestanding Signs						
	Freestanding Sign Distance from Right-of-Way					
	5 to 24.9 Feet		25 to 39.9 Feet		40 or More Feet	
	Maximum Sign Area	Maximum Sign Height	Maximum Sign Area	Maximum Sign Height	Maximum Sign Area	Maximum Sign Height
<b>Non-Residential Freestanding Signs</b>	30	6	50	8	75	8

### Section 7.09 Temporary Signs

A. **Temporary signs, generally.** The following standards apply to all temporary signs:

- (1) Specified temporary signs shall be exempt from requiring a zoning permit per Section 7.02 - Exemptions.
- (2) Temporary signs shall not be mounted, attached, affixed, installed, or otherwise secured in a manner that will make the sign a permanent sign.
- (3) No temporary sign shall be mounted, attached, affixed, installed, or otherwise secured so that it protrudes above the roofline of a structure.
- (4) Unless otherwise specifically stated, temporary signs shall not be illuminated.
- (5) No temporary sign shall require a foundation, support, wiring, fittings, or elements that would traditionally require a building permit or electrical permit.
- (6) No streamers, spinning, flashing, or similarly moving devices shall be allowed as part of or attachments to temporary signs unless approved through a special event permit.

- (7) All temporary signs shall be secured in such a manner as to prevent swinging or other significantly noticeable movement resulting from the wind that could pose a danger to people, vehicles, or structures.
- (8) Mobile signs on wheels, runners, casters, parked trailers, parked vehicles, or other temporary or movable signs shall not be permitted unless otherwise specifically stated in this chapter.
- (9) Because of the nature of materials typically used to construct temporary signs and to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs shall be removed or replaced when such sign is deteriorated as determined by the Zoning Inspector.

**B. Temporary signs in residential zoning districts or in a residential PD.**

- (1) Up to a total of 24 square feet of temporary signs are permitted on each lot in a residential zoning district, including any lot in a residential PD.
- (2) Permitted temporary signs shall be limited to yard signs or banner signs and shall not exceed a cumulative total of 24 square feet.
- (3) The maximum sign area for any individual sign shall be 24 square feet with a maximum height of four feet.
- (4) Banner signs may be up to 24 square feet and shall not be erected for a duration longer 60 days.
- (5) Because of the nature of materials typically used to construct temporary signs and to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs shall be removed or replaced when such sign is deteriorated as determined by the Zoning Inspector.
- (6) In lieu of the above regulations, any nonresidential use located in a residential zoning district shall be permitted the same amount of temporary signs permitted in non-residential zoning districts, per section 3) below.

**C. Temporary signs in nonresidential zoning districts.** The following standards apply to temporary signs that are allowed on any lot in a nonresidential zoning district or in a nonresidential PD:

- (1) Up to a total of 24 square feet of temporary signs are permitted on each lot.
- (2) The signs are limited to yard signs or banner signs subject to the sign-specific standards in Table 7.09-A - Temporary Sign Allowances.
- (3) There shall not be a maximum number of signs but the maximum sign area for any individual sign shall be six square feet with a maximum height of four feet.
- (4) Because of the nature of materials typically used to construct temporary signs and to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs shall be removed or replaced when such sign is deteriorated as determined by the Zoning Inspector.
- (5) A zoning permit shall be required for any sign over 24 square feet in sign area unless otherwise stated in this section.
- (6) Table 7.09-A - Temporary Sign Allowances establishes the total square footage, height, and allowances for temporary signs allowed on each individual lot, in applicable nonresidential zoning districts.

Table 7.09-A - Temporary Sign Allowances

Sign Type	Standards		
	Maximum Sign Area	Maximum Sign Height	Time Limits
<b>A-Frame or T-Frame Sidewalk Signs (Non-Residential Districts Only) <sup>(1)</sup></b>	8 square feet	4 feet	Limited to the business' hours of operation
<b>Balloon or Air Activated Graphics (Retail and Services Uses Only)</b>	50 square feet	12 feet	14 consecutive days, one time per calendar year
<b>Banner Signs</b>	24 square feet	Shall not extend above the roofline of a building or structure on which it is mounted	Maximum 14 consecutive days, 4 times per calendar year; new businesses may erect temporary banner sign for up to 90 days
<b>Pennant Sign</b>	24 square feet	8 feet	14 consecutive days, 4 times per calendar year
<b>Yard Signs – Small</b>	24 square feet	5 feet	14 consecutive days, 4 times per calendar year
<b>Table Notes:</b> (1) 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.			

**D. Additional regulations by sign types.** The following regulations apply to the sign types specified below:

**(1)** A-frame or T-frame sidewalk signs.

- (i) The sign may be located on a public or private sidewalk or walkway provided it is placed on pavement and not in any landscaped areas.



- (ii) If the sign is placed on a sidewalk or walkway, the sign shall not impede pedestrian movement on the sidewalk or walkway as determined by the Zoning Inspector.
  - (iii) The sign must be free-standing and shall not be affixed, chained, anchored, or otherwise permanently secured to the ground or to any pole, parking meter, tree, tree grate, fire hydrant, railing, or other structure.
  - (iv) The sign must not obstruct access to parking meters, bicycle racks and other features legally in the right-of-way. The sign must not interfere with the opening of car doors in legal spaces, or with the operation of wheelchair lifts and ramps, cab stands, loading zones or bus stops.
  - (v) The sign shall be internally weighted so that it is stable and windproof.
  - (vi) The sign shall only be placed outside during the hours of the establishment's operation.
  - (vii) Orange Township shall be held harmless from any liability resulting from accident or injury caused by erection and maintenance of such sign.
- (2) Balloon or air-activated signs.**
- (i) Only one balloon or air-activated sign is allowed on any lot at one time.
  - (ii) The sign shall be securely anchored to the ground.
  - (iii) Orange Township shall be held harmless from any liability resulting from accident or injury caused by erection and maintenance of such sign.
  - (iv) The sign shall be setback from any right-of-way and any parking space a minimum distance equal to its height. Such setback shall include any wires, rope, or other materials used to securely fasten the sign to the ground.
- (3) Banner signs.**
- (i) Banner signs may be attached to a building, fence, or other similar structure.

- (ii) The maximum height standard for temporary signs shall not apply to a banner sign but such signs shall not be mounted in a manner that extends above the roofline of a building or the top of the structure on which it is mounted.
  - (iii) When a new use is approved for a property, a banner sign may be approved for up to 90 consecutive days to cover the existing permanent signs and provide identification until a new permanent sign has been approved and erected. Such banner sign shall not exceed the sign area allowance of the permanent sign and shall require a zoning permit.
- (4) Pennant signs.
  - (i) There shall be a minimum separation distance of 50 feet for all pennant signs as measured along the street frontage.
  - (ii) The signs shall be securely anchored in the ground or within a portable base designed for such function.
  - (iii) The sign shall be setback from any right-of-way and any parking space a minimum distance equal to its height.

### Section 7.10 Non-Conforming Signs

- A. **Legal nonconforming status.** All signs that do not conform to the specific standards of this Zoning Resolution may be considered legally nonconforming if the sign was erected in conformance with a valid zoning permit and complied with all applicable laws at the time of the sign's installation.
- B. **Loss of legal nonconforming status.** A sign shall lose its legal nonconforming status and must be brought into compliance with the provisions of this chapter by an application for and issuance of a zoning permit or by complete removal, if any of the following occurs:
  - (1) The sign is damaged to an extent that requires replacement of the sign;
  - (2) The sign type or structure is altered in any form;

- (3) The sign is relocated;
  - (4) The nonconforming sign and its structure (including support and frame and panel) are determined by the Zoning Administrator to be unsafe or in violation of this Zoning Resolution and declared a nuisance.
- C. **Illegal signs.** Failure to bring a sign into compliance after loss of a legal nonconformity status shall cause the sign to be considered an illegal sign.
- D. **Repair and maintenance.** Minor repairs and maintenance of nonconforming signs, such as repainting, electrical repairs and neon tubing repairs shall be permitted. Maintenance does not include making changes in the words, symbols, or design on the current sign unless the words and symbols are part of the changeable reader board or removable panels on a sign cabinet.
- E. **Replacement of sign face.** Sign face changes where there is no change to the nonconforming sign structure including change in sign face area, height, or alteration of the sign cabinet, if applicable, may be made without a zoning permit and without losing the legal nonconforming status of the sign. These actions include, but are not limited to, replacement of a sign face, repainting of a sign face, and similar measures.

### Section 7.11 Maintenance

- A. **Required maintenance.** Every sign shall be maintained in a safe, presentable, and good structural condition at all times, including the replacement of a defective part, painting, cleaning, and other acts required for the maintenance of the sign.
- B. **Complete removal required.**
  - (1) Whenever a sign is to be removed pursuant to the requirements of this section, all parts of the sign and supporting structure (e.g., pole, monument, cabinet structure, etc.), excluding buildings for wall, projecting, or similar signage, shall be removed in its entirety. This section shall not require the removal of a raceway if mounted to such structure on a building.

- (2) The Township shall remove signage installed in a right-of-way without prior authorization per Section 7.04-l.

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## Article 8. Administration and Procedures

### Section 8.01 Zoning Inspector

#### A. Enforcement authority.

- (1) As authorized by Ohio Revised Code section 519.16, as may be amended, the Township provides for the position of township Zoning Inspector, together with assistants, for the purpose of enforcing the regulations of this Zoning Resolution.
- (2) As authorized by Ohio Revised Code section 519.171, as may be amended, the Township delegates authority to the Zoning Inspector to enforce compliance with any zoning standards pertaining to landscaping or architectural elements.
- (3) As authorized by Ohio Revised Code section 519.16, as may be amended, the Township may appoint the Fiscal Officer as the secretary of the Zoning Commission, the secretary of the Board of Zoning Appeals, and/or the Zoning Inspector, and may receive compensation for the Fiscal Officer's services in addition to other compensation allowed by law.

#### B. Powers and duties of the Zoning Inspector. The Zoning Inspector:

- (1) Shall review and approve or disapprove applications for zoning permits per the provisions of Section 8.04 - Zoning Permits, Applications.
- (2) May implement interpretations of undefined uses per the provisions of Section 8.07 - Substantially Similar Uses.
- (3) Shall maintain official records of decisions related to the enforcement of this Zoning Resolution.
- (4) Shall provide required information to the Board of Zoning Appeals regarding an appeal of an administrative decision per Section 8.05 - Appeals of Administrative Decisions.

- C. Response to complaints.** If the Zoning Inspector or their designee receives a complaint in writing that is not related to provisions of this Zoning Resolution, then the Zoning Inspector or their designee, at their discretion, may respond to the complaint, confirm that the office of the Zoning Inspector lacks jurisdiction in the matter, and provide references to entities which may assist the person or persons who have submitted the complaint. The office of the Zoning Inspector shall not be held liable for the information provided by any referenced entities.

## Section 8.02 Board of Zoning Appeals

**A. Establishment of Board of Zoning Appeals.**

- (1) As required by Ohio Revised Code section 519.13, and as authorized by Ohio Revised Code section 519.14 and other sections of chapter 519 of the Ohio Revised Code, as may be amended, the Township hereby establishes the township Board of Zoning Appeals per the provisions below.
- (2) The Board of Zoning Appeals shall adopt and operate under a set of bylaws. Such bylaws shall be made public and shall not be in conflict with the laws applicable to the Board of Zoning Appeals or the provisions of this Resolution.

**B. Powers of the Board of Zoning Appeals.** The Board of Zoning Appeals is authorized or required to take the following actions:

- (1) Appeals of administrative decisions: Hear and decide appeals per Section 8.05 - Appeals of Administrative Decisions, where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of sections 519.02 to 519.25 of the Ohio Revised Code, including this Zoning Resolution, or of any resolution adopted pursuant thereto.
- (2) Variance applications: Per Section 8.06 - Conditional Uses and Variances and upon appeal in specific cases, review and decide on variance applications.

- (3) Conditional use applications: Per Section 8.06 - Conditional Uses and Variances, review and decide on conditional use permit applications for the use of land, buildings, or other structures if such conditional uses are provided for in this Zoning Resolution.
- (4) Revocations: Revoke an authorized variance permit or conditional use permit for failure to comply with the conditions of that permit. In such an instance, the Board of Zoning Appeals shall notify the holder of the permit by certified mail of its intent to revoke the permit and the holders' right to a hearing before the Board of Zoning Appeals, within thirty days of the receipt of said notice, if they so request. In lieu of said certified mail service, service may be made personally by the Zoning Inspector in which case the hearing shall be requested within thirty days after such service. If the holder requests a hearing, the Board of Zoning Appeals shall set a time and place for the hearing and notify the holder. At the hearing, the holder may appear in person, by his attorney or other representative, or they may present their position in writing. They may present evidence and may examine witnesses appearing for or against them. If no hearing is requested the Board of Zoning Appeals may revoke the permit without a hearing. The authority to revoke a permit is in addition to any other means of zoning enforcement provided by law.

**C. Regular members and terms.**

- (1) The Board of Trustees shall appoint five members to the Board of Zoning Appeals who shall be residents of the unincorporated territory in the township that is subject to this Zoning Resolution.
- (2) The terms of all regular members shall be five years and shall be arranged so that the term of one member will expire each year.
- (3) No person shall be appointed to serve more than two consecutive full terms as a regular member.

**D. Alternate members and terms.**

- (1) The Board of Trustees may appoint up to two alternate members to the Board of Zoning Appeals, for terms to be determined by the Board of Trustees. An alternate member shall meet the same appointment criteria as a regular member.
  - (2) An alternate member may take the place of an absent regular member at any meeting of the Board of Zoning Appeals. When attending a meeting on behalf of an absent member, the alternate member may vote on any matter on which the absent member is authorized to vote or on which the absent member has recused themselves.
- E. **Vacancies.** Vacancies on the Board of Zoning Appeals shall be filled by the Board of Trustees for the unexpired term.
- F. **Compensation and expenses.**
  - (1) As authorized by Ohio Revised Code section 519.13, as may be amended, the Board of Trustees may approve and provide for expenses, compensation, or both to the members of the Board of Zoning Appeals.
  - (2) The Board of Zoning Appeals may, within the limits of monies appropriated by the Board of Trustees for the same purpose, employ such executive assistants, professional assistants, technical assistants, and other assistants as it deems necessary.
- G. **Organization and record keeping.** The Board of Zoning Appeals shall organize and adopt rules in accordance with this Zoning Resolution. The Board of Zoning Appeals shall keep minutes of its proceedings showing the vote of each regular or alternate member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Trustees and be a public record.
- H. **Meetings and hearings.**



- (1) The chairperson, or in the chairperson's absence the acting chairperson, may administer oaths.
  - (2) The Board of Zoning Appeals may request the attendance of witnesses.
  - (3) The Board of Zoning Appeals is authorized to move non-hearing discussion items to a private deliberation agenda.
  - (4) All meetings of the Board of Zoning Appeals shall be open to the public.
- I. **Action of the Board of Zoning Appeals.** The Board of Zoning Appeals shall act by resolution in which at least three members concur. Every action shall be accompanied by a written finding of fact based on testimony and evidence presented in a public hearing.

### Section 8.03 Zoning Commission

A. **Establishment of the Zoning Commission.**

- (1) As required by Ohio Revised Code section 519.04 and other sections of chapter 519 of the Ohio Revised Code, as may be amended, the Township hereby establishes the township Zoning Commission per the provisions below.
- (2) The Zoning Commission shall adopt and operate under a set of bylaws. Such bylaws shall be made public and shall not be in conflict with the laws applicable to the Zoning Commission or the provisions of this Resolution.

B. **Powers of the Zoning Commission.** The Zoning Commission is authorized or required to take the following actions:

- (1) Receive certified resolutions and applications for text and/or map amendments: The Zoning Commission shall receive and process any resolutions from the Board of Trustees and any filed, complete applications for text and/or map amendments per ORC [Section 519.12](#).
- (2) Initiate or make recommendations on text and/or map amendments: The Zoning Commission may adopt a motion to amend or supplement this Zoning

Resolution or shall issue recommendations on applications to amend or supplement this Zoning Resolution and proceed accordingly on the amendment or supplement per ORC [Section 519.12](#).

- (3) Consult with county or regional planning commission: As authorized by section 519.05 of the Ohio Revised Code, as may be amended, the Zoning Commission may request a county or regional planning commission that operates within Delaware County to prepare or make available a zoning plan, including text and maps, for the unincorporated area of the township or any portion thereof.

**C. Regular members and terms.**

- (1) The Board of Trustees shall appoint five members to the Zoning Commission who shall be residents of the unincorporated territory in the township that is subject to this Zoning Resolution.
- (2) The terms of all regular members shall be five years and shall be arranged so that the term of one member will expire each year.
- (3) No person shall be appointed to serve more than two consecutive full terms as a regular member.

**D. Alternate members and terms.**

- (1) The Board of Trustees may appoint two alternate members to the Zoning Commission, for terms to be determined by the Board of Trustees. An alternate member shall meet the same appointment criteria as a regular member.
- (2) An alternate member shall take the place of an absent regular member at any meeting of the Zoning Commission, according to procedures prescribed by resolution by the board of township trustees. When attending a meeting on behalf of an absent member, the alternate member may vote on any matter on which the absent member is authorized to vote or on which the absent member has recused themselves.

E. **Vacancies.** Vacancies on the Zoning Commission shall be filled by the Board of Trustees for the unexpired term.

F. **Compensation and expenses.**

- (1) The Board of Trustees may approve and provide for expenses, compensation, or both to the members of the Zoning Commission.
- (2) The Zoning Commission may, within the limits of monies appropriated by the Board of Trustees for the same purpose, employ or contract with such planning consultants, executive assistants, and other assistants as it deems necessary.

#### Section 8.04 Zoning Permits, Applications, and Certificates of Compliance

A. **Zoning Inspector decision.**

- (1) The Zoning Inspector, as authorized in Section 8.01 - Zoning Inspector, shall receive and approve or disapprove applications for zoning permits and issue associated certificates of compliance.
- (2) As required by section 519.17 of the Ohio Revised Code, as may be amended, the Zoning Inspector shall only approve and issue zoning permits if submitted applications fully comply with the zoning regulations then in effect, including this Zoning Resolution and the official Zoning Map.

B. **Zoning permit and certificate of compliance required.** Unless explicitly exempted by State or Federal law, as may be amended, or other parts of this Zoning Resolution:

- (1) No structure shall hereafter be located constructed, reconstructed, enlarged, or structurally altered nor shall any work be started upon the same until a zoning permit for the same has been issued by the Zoning Inspector.
- (2) No use of any land shall commence until a zoning permit for the same has been issued by the Zoning Inspector after completion of the work identified in an approved zoning permit.

- (3) No signage, as regulated in Article 7 - Signage, shall hereafter be constructed, installed, placed, relocated, expanded, modified, maintained, or otherwise altered until a zoning permit for the same has been issued by the Zoning Inspector.
  - (4) No building or premises shall hereafter be converted, enlarged, or wholly or partly altered until a zoning permit for the same has been issued by the Zoning Inspector.
  - (5) No landscaping or trees, as regulated in Article 5 - Landscaping, Screening, and Buffering, shall be installed, removed, or altered until a zoning permit for the same has been issued by the Zoning Inspector.
  - (6) A zoning certificate of compliance shall be issued by the Zoning Inspector before a structure, building, or site is used or occupied, following the completion of work identified in an approved zoning permit.
  - (7) A zoning certificate of compliance shall be required for construction of new commercial buildings, new residential buildings, new mixed-use buildings, and additions or expansions to commercial buildings.
- C. **Exempted from zoning permit.** The following types of work, construction activities, or types of installations shall not require a zoning permit or a zoning certificate of compliance:
- (1) Installation of a tent.
  - (2) Installation of a telecommunications tower and associated facility.
  - (3) Installation of paver patios that are not set in concrete.
  - (4) Repair, replacement, or new construction of sidewalks.
  - (5) Repair, replacement, or new construction of fences.
  - (6) Installation of children's swing sets, sandboxes, and playhouses that are less than 100 square feet in floor area.

- (7) Installation of accessory buildings that are less than 100 square feet in floor area.
  - (8) Installation of concrete slab patios that are less than 100 square feet in floor area.
  - (9) Installation of children's above-ground wading pool that is no larger than 100 square feet.
  - (10) Structures and installations that are deemed by the Zoning Inspector to be similar to the above-listed items by nature of their size, placement, usage, and visibility.
  - (11) Construction, reconstruction, enlargement, or other alteration of a structure on land that is presently used for agricultural purposes as defined in Section 519.01 of the Ohio Revised Code.
  - (12) Use of land for public utilities or railroads.
- D. **Zoning permit application requirements.** A zoning permit shall not be considered complete, and the Zoning Inspector will take no action on said application, unless the following conditions are met:
- (1) All applications must include the applicable filing fee as established by the Board of Trustees.
  - (2) Any application that is subject to Article 5 - Landscaping, Screening, and Buffering per Section 5.01.B shall include landscaping plans with the information specified in Section 5.02 - Landscaping Plan Requirements.
  - (3) In any application that involves a lot which is not currently served with public water supply and/or the disposal of sanitary wastes by means of public sewers, and said property is not proposed to be served with said utilities, the application for a zoning permit shall be accompanied by a Certificate of Approval by the Health Officer of Delaware County, or their designee, for the proposed method of water supply and/or disposal of sanitary wastes.

- (4) In any application that involves the construction, reconstruction, enlargement, or other alteration of a structure, the zoning permit application shall include a site plan with the information specified in Section 8.04.E.
- (5) In any application that involves a change of use, expansion of a use, or addition of a use, the zoning permit application shall specify the location and classification of such use(s).
- (6) In any application that involves the construction, reconstruction, enlargement, or other alteration to a structure used for commercial, mixed-use, industrial, and other non-residential uses, the application shall include written approval from the Orange Township Fire and Public Works Departments, as deemed necessary at the discretion of the Zoning Inspector.
- (7) In any application that involves rezoning a property, the application shall include written approval from the Orange Township Fire and Public Works Departments of any required or proposed alterations to the public right-of-way.
- (8) In any application that involves subdividing or replatting a property, the application shall include written approval from the Orange Township Fire and Public Works Departments, as deemed necessary at the discretion of the Zoning Inspector.
- (9) In any application that involves the construction, installation, placement, relocation, expansion, modification, maintenance, or other alteration of signage, the zoning permit application shall include a site plan with the information specified in Section 8.04.E.
- (10) These provisions shall not be construed to prohibit the Zoning Inspector from requiring additional information necessary to review the content of an application for compliance with this Zoning Resolution.

**E. Zoning permit site plan requirements.** Where a complete zoning permit application requires a site plan, the site plan shall be drawn to scale and shall include the following information, unless waived by the Zoning Inspector:

- (1) Lot lines and lot dimensions of the subject property.
- (2) List of exterior elevation building materials.
- (3) A north arrow and scale.
- (4) Dimensions and locations of street right-of-way boundaries, utilities, easements, and no-build zones (if applicable).
- (5) Existing and proposed building locations, footprints, and dimensions.
- (6) Dimensions and locations of driveways and parking areas.
- (7) Dimensions labeled on the front, side, and rear yard setbacks between the building footprint(s) and the relevant lot lines.
- (8) Existing and proposed signage locations, footprints, and dimensions.
- (9) Locations and heights of fencing and gates (if the application includes a pool).
- (10) An exterior lighting plan, as described in Section 4.03-E.
- (11) These provisions shall not be construed to prohibit the Zoning Inspector or their designee from requesting additional information required for review of an application's compliance with this Zoning Resolution.

**F. Term and expiration of zoning permit.**

- (1) An approved zoning permit shall expire after one calendar year from the date of approval as marked on the zoning permit. Within this timeframe, the permitted use may be established and/or work may commence to alter the subject property according to the permitted work.

- (2) A temporary compliance certificate may be issued at the discretion of the Zoning Inspector, extending the validity of the original zoning permit by up to six months.
  - (3) If the zoning permit expires before the permitted use is established, or if the zoning permit expires before work commences to alter the subject property, then a new zoning permit shall be required before the use may change and/or before the subject property may be altered.
  - (4) If work commences to alter the subject property before the zoning permit expires, the work to complete the approved alterations may continue beyond the expiration date of the approved zoning permit for a period of no longer than six months. If the work need to continue beyond six months after the expiration of the approved zoning permit, then an extension of the zoning permit shall be required before work may resume.
- G. Filing fees.** The Board of Trustees may require a person applying for a zoning permit, extension of a zoning permit, temporary zoning compliance certificate, or other permit issued through this Zoning Resolution to pay a fee to defray the cost of software, professional staff, and other expenses.
- H. Zoning certificate of compliance.**
- (1) It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a zoning certificate of compliance has been issued by the Zoning Inspector stating that the proposed use of the building or land conforms to the requirements of this Resolution.
  - (2) Upon the completion of work permitted by an approved zoning permit, the applicant shall schedule a final inspection by the Zoning Inspector. If the completed work meets the requirements of this Resolution, then the Zoning Inspector shall issue a zoning certificate of compliance.



**I. Temporary zoning certificate of compliance.**

- (1) An applicant may request a temporary zoning certificate of compliance to occupy land and/or a building in whole or in part when the work included in an approved zoning permit is partially complete. If the completed work meets the requirements of this Resolution, then the Zoning Inspector shall issue a temporary zoning certificate of compliance.
- (2) An approved temporary zoning certificate of compliance shall expire six months after issuance. After a temporary zoning certificate of compliance expires, the applicant shall cease to occupy the land and/or a building in whole or in part unless and until a zoning certificate of compliance is issued.

**Section 8.05 Appeals of Administrative Decisions**

**A. Board of Zoning Appeals decision.** The Board of Zoning Appeals, as authorized in Section 8.02 - Board of Zoning Appeals, shall hear and decide on appeals from any person aggrieved by or from any officer of the Township affected by any decision of the office of the Zoning Inspector.

**B. Appeals procedure and application.**

- (1) An appeal shall be taken within 20 days after the decision by filing with the Zoning Inspector from whom the appeal is taken and with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof.
- (2) An application for an appeal shall be submitted in the format specified by Orange Township.
- (3) The Zoning Inspector from whom the appeal is taken shall forthwith transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.

**C. Appeals hearing.**

- (1) The Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give 10 days' written notice by ordinary mail to the parties in interest, give notice of such public hearing by one publication in a newspaper

of general circulation within the Township at least 10 days prior to the date of such hearing, and decide the same within a reasonable time after it is submitted.

- (2) At the hearing, any party may appear in person or by attorney.

### Section 8.06 Conditional Uses and Variances

- A. **Board of Zoning Appeals decision.** The Board of Zoning Appeals, as authorized in Section 8.02 - Board of Zoning Appeals, shall hear and decide on applications for conditional use permits and/or variances per the provisions below.
- B. **Conditional use criteria.** In addition to the use permissions provided in Section 3.02 - General Use Permissions and Interpretation and the specific requirements for a given conditional use as specified in other sections of this Zoning Resolution, the Board of Zoning Appeals shall review the particular facts and circumstances of each requested conditional use based on the following criteria:
- (1) The requested conditional use will be consistent with the objectives of this Zoning Resolution and the Orange Township Comprehensive Plan.
  - (2) The proposed use is, in fact, established as a conditional use within the applicable zone or district.
  - (3) The requested conditional use is of such a nature and design to be constructed, operated, and maintained in such a manner that it will not adversely affect the existing or intended development pattern of the general vicinity.
  - (4) The requested conditional use will not be hazardous or disturbing to existing or future neighboring uses.
  - (5) The requested conditional use will be served adequately by essential public facilities and services such as sidewalks, transit access, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

- (6) The requested conditional use will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
  - (7) If proposed, vehicular approaches to the property of the requested conditional use shall not adversely affect pedestrian safety within and near the subject property.
  - (8) If proposed, vehicular approaches to the property of the requested conditional use shall not adversely affect vehicular traffic on surrounding public rights-of-way.
- C. **Variance criteria.** The Board of Zoning Appeals may, upon application, grant such variances from the provisions or requirements of this Zoning Resolution as will not be contrary to the public interest based on the following criteria, as applicable independently or collectively to the requested variances:
- (1) Due to special conditions of the subject property, the literal enforcement of specific provisions of this Zoning Resolution will result in unnecessary hardship.
  - (2) The granting of the variance will not be contrary to the public interest or the spirit of this Zoning Resolution.
  - (3) The granting of the variance will provide substantial justice.
  - (4) The requested variance is narrowly tailored to overcome a demonstrated practical difficulty caused by the literal enforcement of specific provisions of this Zoning Resolution.
- D. **Practical difficulties.** To determine if the development of a property suffers from practical difficulties, as referenced in Section 8.06C, the Board of Zoning Appeals shall weigh, but not be limited to, the following measures as applicable:
- (1) Whether or not the property in question is likely to yield a reasonable return without the requested variance.

- (2) Whether or not there are beneficial uses of the property that are permitted and practical without the requested variance.
  - (3) Whether or not the requested variance is substantial in nature.
  - (4) Whether or not the development pattern of the adjoining and surrounding area would be substantially altered as a result of the variance.
  - (5) Whether or not adjoining properties would suffer a substantial detriment as a result of the variance.
  - (6) Whether or not the variance would cause adverse effects to the delivery of governmental services (e.g., water, sewer, garbage).
  - (7) Whether or not the applicable provisions of this Zoning Resolution applied to the subject property at the time of purchase by the person or persons seeking the variance.
  - (8) Whether or not other mechanisms of relief outside of a variance are available to the property owner.
  - (9) Whether or not the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- E. **Filing conditional use permit or variance applications.** All applications for conditional use permits or variances shall be submitted on such forms as designated and approved by the Zoning Department. An application will not be considered unless it is fully completed, accompanied by all required information listed on said application, and accompanied by the fee amount established by the Board of Trustees.
- F. **Applications filing fee.** The Board of Trustees may require a person submitting an application for a conditional use or variance to pay a fee to defray the cost of advertising, mailing, and other expenses.

- G. Board of Zoning Appeals decisions.** Within a public hearing, the Board of Zoning Appeals may take any of the following actions regarding a variance application:
- (1) Make findings of fact regarding the criteria and approve the variance request.
  - (2) Make findings of fact regarding the criteria and approve the variance request with conditions which substantially secure the objectives, intent, and spirit of the Zoning Resolution provisions from which relief is sought.
  - (3) Make findings of fact regarding the criteria and disapprove the variance request.
  - (4) Continue the variance request to a specific date of a future public hearing.
- H. Revocation.** In addition to any other means of zoning enforcement provided by law, the Board of Zoning Appeals may revoke a conditional use permit for failure to comply with the conditions of that permit per the following process:
- (1) The Board of Zoning Appeals shall notify the holder of the permit by certified mail of its intent to revoke the permit and the holders' right to a hearing before the Board of Zoning Appeals within 30 days of the receipt of said notice, if requested.
  - (2) In lieu of said certified mail service, service may be made personally by the Zoning Inspector. In such an instance, the permit holder may request a hearing of the Board of Zoning Appeals within 30 days after such service.
  - (3) If the permit holder requests a hearing, the board shall set a time and place for the hearing and notify the permit holder. At the hearing, the permit holder may appear in person, by their attorney or other representative, or they may present their position in writing. The permit holder may present evidence and may examine witnesses appearing for or against their conditional use permit.

### Section 8.07 Substantially Similar Uses

- A. Zoning Inspector decision.** The Zoning Inspector, as authorized in Section 8.01 - Zoning Inspector, shall facilitate interpretations of substantially similar uses under this section.
- B. Criteria.** The Zoning Inspector shall classify a proposed, undefined use as similar or dissimilar to a defined use based on the following factors:
- (1) The scale and scope of the proposed use, including the scale and location of structures and signage.
  - (2) Commonly associated features of the use.
  - (3) Information provided by the applicant.
  - (4) Performance standards of the use, including associated odors, noise, lights, pedestrian traffic demand, and vehicular traffic demand.
- C. Effect of classification.** Where the Zoning Inspector classifies a proposed, undefined use as functionally similar to a use that is defined within this Zoning Resolution, the application may proceed according to the applicable regulations of the functionally similar defined use. (E.g., if the functionally similar defined use is regulated as a conditional use at the subject property, then the proposed, undefined use shall be reviewed through a conditional use permit in Section 8.06 - Conditional Uses and Variances.)
- D. Dissimilar use.** Where the Zoning Inspector cannot classify a proposed, undefined use as functionally similar to any existing defined use within this Zoning Resolution, the proposed undefined use shall be presumed to be a prohibited use unless and until the text and/or map of this Zoning Resolution is amended per ORC [Section 519.12](#).

## Article 9. Nonconformities

### Section 9.01 Continuance or Discontinuance

- A. **Continued operation permitted.** The lawful use or construction of any (1) dwelling, (2) building, (3) structure, or (4) sign, and of any (5) land or (6) premises, as existing and lawful at the time of enactment of this Zoning Resolution or any amendments hereto, that does not comply with the provisions of this Zoning Resolution, shall be considered a legally established nonconformity and may be continued, except as provided below.
- B. **Discontinuance or abandonment.** 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 and amendments hereto.

### Section 9.02 Determination of Vacancy or Abandonment

- A. **Vacancy or abandonment of nonconformity.** A nonconformity is determined to be vacated or abandoned when any of the following occurs:
- (1) Regarding a nonconforming use, said use has not operated for a consecutive period of two years or more; or
  - (2) Regarding a nonconforming structure or property, no use has legally operated in the structure or on the property for a consecutive period of two years or more.

### Section 9.03 Loss of Signage Legal Nonconforming Status

- A. **Nonconforming signage.** Non-conforming signs shall be subject to Section 7.10 - Non-Conforming Signs, above.

### Section 9.04 Restoration

- A. **Restoration of nonconformities.** 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:

- (1) The use, structure, or building is a residential use in an originally designed and constructed single-unit dwelling or two-unit dwelling; or
- (2) The damage or destruction does not exceed 66% of the gross floor area of the affected building or structure; and
- (3) The restoration work (including seeking applicable permits) commences within ninety days of such calamity and is diligently continued until completed.

### Section 9.05 Expansion or Substitution

- A. No nonconformity may be expanded or substituted except upon the granting of a Conditional Use Permit issued by the Board of Zoning Appeals pursuant to the provisions of this Section and Section 8.06 - Conditional Uses and Variances.
- B. The Board of Zoning Appeals is authorized to permit the following types of changes and extensions of legally established nonconformities with conditions as they deem necessary and reasonable for the protection of adjacent properties and the public interest:
  - (1) A proposed nonconforming use that is less intense in terms of traffic, noise, lighting, storage of materials, and similar measures may be substituted for the existing nonconforming use of the subject property.
  - (2) A nonconforming use that occupies a portion of an existing structure or property may be extended to additional portions of the existing structure or property, though not to exceed more than 50% of the gross floor area of the nonconforming use as it exists prior to the proposed expansion.
  - (3) A nonconforming use, structure, or sign may be altered or reconstructed in a manner that will make the nonconformity substantially more in conformance with the standards of this Zoning Resolution and substantially more in character with its surroundings.



**Section 9.06 Improvement on a Nonconforming Lot**

- A.** The construction of a conforming structure or the establishment of a permitted use shall be allowed on any pre-existing lot of record which may have a deficient lot width or lot area per the requirements of the applicable zoning district. A variance of any development standard other than minimum lot area and/or minimum lot width (such as a variance from minimum setback standards) may be obtained only through action of the Board of Zoning Appeals in accordance with Section 8.06 - Conditional Uses and Variances.

**Section 9.07 Elimination of Nonconforming Status**

- A.** Table 9.07-A - Elimination of Nonconforming Status provides methods for removing a nonconformity or causing the nonconformity to comply with this Zoning Resolution.

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*Table 9.07-A - Elimination of Nonconforming Status*

Type of Nonconformity	Methods to Eliminate Nonconforming Status
<b>Use</b>	Conversion of the existing use to a conforming use.
	Approval of a Variance of Use from the Board of Zoning Appeals to permit the use.
	Approval of a Zoning Map amendment to a district that permits the use. (See ORC <a href="#">Section 519.12</a> )
<b>Structure</b>	Alterations to the structure that will bring it into conformance with this Zoning Resolution.
	Approval of a Variance to legally establish the nonconforming aspects.
<b>Fence/Wall</b>	Alterations to the fence/wall that bring it into conformance with this Zoning Resolution.
	Approval of a Variance to legally establish the nonconforming aspects.
<b>Sign</b>	Conversion of the existing sign to a sign type, location, dimension, or related element that conforms with this Zoning Resolution.
	Alterations to the sign that bring it into conformance with this Zoning Resolution.
<b>Lot</b>	Combination of the nonconforming lot with an adjoining lot (or adjoining lots) to create one lot that conforms with this Zoning Resolution.
	Approval of a Variance to legally establish the nonconforming aspects.
	Approval of a Zoning Map amendment to a district that permits the lot size and dimensions. (See ORC <a href="#">Section 519.12</a> )

## Article 10. Enforcement

### Section 10.01 Violations

**A. Violations identified.** A violation of this Zoning Resolution occurs when:

- (1) A structure is located, erected, constructed, reconstructed, enlarged, changed, maintained, or used in a manner that contradicts or conflicts with applicable provisions of this Zoning Resolution.
- (2) A sign is located, erected, constructed, reconstructed, enlarged, changed, maintained, or used in a manner that contradicts or conflicts with applicable provisions of this Zoning Resolution.
- (3) Land is altered or used in a manner that contradicts or conflicts with applicable provisions of this Zoning Resolution.
- (4) Any other changes to a property contradict or conflict with applicable provisions of this Zoning Resolution.
- (5) Any work is started or completed without the permits required by this Zoning Resolution.
- (6) Landscaping is not maintained or is altered in a manner inconsistent with applicable provisions of this Zoning Resolution and applicable approved landscaping plans.
- (7) Exposed soil is left unseeded or erodes onto adjoining lands.
- (8) There is, outside of solid-sided containers, any accumulation of trash, debris, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, garbage, refuse, or junk which create an eyesore, hazard, or nuisance to the neighborhood or general public.

**B. Notice of violations.** The Zoning Inspector may issue a notice of violation to the owner of the property where the violation occurred. Such a notice of violation

shall include a reference to any specific sections of the Zoning Resolution that have been violated.

### Section 10.02 Remedies

- A. **Reversal or removal of violation.** To avoid additional penalties, a violation:
- (1) May be reversed, if applicable.
  - (2) May be entirely removed from a property.
  - (3) May be altered into compliance (with an approved zoning permit, if required).
- B. **Other remedies.** The Board of Trustees or their appointed representative, the prosecuting attorney of the county, or the Zoning Inspector may, in addition to other remedies provided by law, institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove the unlawful location, erection, construction reconstruction, enlargement, change, maintenance, or use.
- C. **Special counsel.** The Township Trustees may employ special counsel to represent it in any proceedings or to prosecute any actions brought under this Article.

### Section 10.03 Penalty

- A. **Penalty established.** The owner(s) or the occupant(s) of any structure or lot or any part thereof that is in violation of this Zoning Resolution or Chapter 519 of the Ohio Revised Code, and any licensed professionals or other employed entities who assist in the commission of any such violation, and all other persons or entities who violation the provisions of this Zoning Resolution or Chapter 519 of the Ohio Revised Code shall be fined not more than five hundred dollars (\$500.00) or shall be subject to the maximum fine or imprisonment as provided by law for each violation, whichever is greater.
- B. **Multiple offenses.** Each day that a violation remains unaddressed shall be deemed a separate offense.

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## Article 11. Glossary of Terms

### Section 11.01 “A” Terms

**Accessory Dwelling Unit (ADU).** A residential dwelling unit, but not a mobile home, located on the same lot as a primary dwelling, either within the same building or in a detached building. The accessory dwelling unit must be subordinate and incidental to the principal unit.

**Accessory Structure.** A structure that has a permanent foundation detached from the principal building, is subordinate to the principal use of a building on the lot or tract and serves a purpose customarily incidental to the use of the principal building. Examples of Accessory Structures are detached private garages, carports, sheds, pool houses, storage buildings, and other similar type buildings. This definition excludes screening and fencing.

**Accessory Use.** A use that is located on the same property as the primary use and is incidental to the primary use or is customarily associated with the primary use.

**ADA.** Americans with Disabilities Act.

**Adult Entertainment Business.** An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, nude or seminude model studio, or sexual encounter establishment.

**Advanced Manufacturing.** The use of innovative technologies to improve products or processes. These technologies include control systems, custom manufacturing, high precision technologies, sustainability technologies, high performance computing and advanced robotics.

**Agriculture.** Per Section 519.01 of the Ohio Revised Codes: farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees,

flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; and the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

**Agritourism.** An agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity.

**Alcoholic Beverage Distribution.** A facility for storage and wholesale distribution of alcoholic beverages, but not including retail sales.

**Alley.** A minor right-of-way which is used primarily for vehicular service access to the back or the side of properties having principal frontage on another street.

**Antique Shop.** The sale of items belonging to, made in, or typical of an earlier period of time.

**Art Studio.** Workspace for one or more artists or artisans, including the accessory private sale of art produced on the premises, which are not open to the public.

**Arts Center.** A non-profit, public, or commercial facility for preserving and exhibiting artistic, historical, scientific, natural, or man-made objects of interest, which may include the sale of the objects collected and memorabilia, the sale of crafts work and artwork, boutiques, and the holding of public and private meetings and social events.

**Artisan Manufacturing.** The on-site production of goods by hand manufacturing conducted wholly within an enclosed building of less than 5,000 square feet of gross floor area which involves the use of hand tools and small-scale equipment.

**Assisted Living Facility.** A building constructed to provide a continuum of long-term care services that provides a combination of housing, personal care services, and health care designed to respond to individuals who need assistance with normal daily activities in a way that promotes maximum independence. The individual

housing units are located within a single building where access is provided from hallways extending from a common building entry point(s).

**Assisted Living Facility, Senior.** A residential facility licensed in the State of Ohio used for the reception and care of elderly individuals who by reason of illness or physical or mental impairment require skilled nursing care and of individuals who require personal care services but not skilled nursing care.

**Auto-Oriented Use.** A facility where a service is rendered directly on, to, or for vehicles. Auto-oriented uses include, but are not limited to, car washes (all types), gas stations, facilities specializing in oil changes, car repair/maintenance, establishments installing car accessories, other similar auto service facilities, the sale of new or used vehicles, auto body repair, and stand-alone parking lots.

### Section 11.02 “B” Terms

**Basement.** A portion of a building, partly or completely underground, which has more than one-half its height measured from finished floor to finished ceiling above the average grade of the adjoining ground, and not deemed a story unless the ceiling is six feet or more above the average grade.

**Berm.** A flat strip of raised earth such as a terrace or a raised bank.

**Beverage Brewing and Distilling.** An establishment where beer, malt beverages or spirits are made on the premises and then sold or distributed either by wholesale or retail, which may include incidental on-premises consumption.

**Beverage Production, Non-Alcoholic.** Production of non-alcoholic beverages made on premises and then sold or distributed off-site either by wholesale or retail.

**Beverage Sales, Liquor, Beer, or Wine Store.** An establishment for the sale of beer, wine and general alcoholic beverages, including the sale of distilled spirits or hard liquor, for off-premises consumption, but not including the incidental sale of convenience items such as, without limitation, pre-packaged snacks, non-alcoholic beverages, personal care items, clothing, household items and/or cigarettes.



**Blighted Property.** Any buildings or improvements or combination thereof which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement of design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

**Borrow Pit.** An area created to remove earthen material from, which will be used for fill at another location.

**Building.** Any structure having a roof supported by columns or walls, that is used, or intended to be used, for the shelter or enclosure of persons, animals, or property.

**Building Frontage.** The portion(s) of a building that faces a non-alley right-of-way.

### Section 11.03 “C” Terms

**Canopy.** A permanent structure other than an awning made of cloth, metal or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure.

**Car Wash.** A facility, whether automatic, semi-automatic or manual, for washing vehicles.

**Carport.** Any space outside a building and contiguous thereto, wholly or partly covered by a roof, and used for the shelter of motor vehicles. Such an element does not include side enclosures, other than the side of the building to which the carport is contiguous.

**Cemeteries.** Land used for the burial of the dead and dedicated for cemetery purposes, including columbarium, mausoleums and mortuaries when operated in conjunction with and within the boundary of the cemetery.

**Clinic.** Any establishment where human patients are examined and are treated by or under the care and supervision of doctors, dentists or other medical practitioners, but where patients are not hospitalized overnight.

**Clinic, Veterinary.** An establishment where animals are examined and treated by veterinarians, and which may include kennels for temporary boarding of animals during treatment.

**Collection and Recycling Facility.** A center for the collection and/or processing of recyclable materials, but not including storage containers located on a residentially, commercially, or industrially designated site used solely for the recycling of material generated on the site.

**Commencement of Construction.** The time at which physical improvements begin to be made to a property (excluding the clearing of the land) to comply with the requirements of an approved Development Plan within the RCOD.

**Commercial College.** A for-profit post-secondary educational institution that holds a Certificate of Authorization from the Ohio Department of Higher Education.

**Commercial Recreation, Indoor, Small.** An establishment of less than 5,000 GFA operated by an entity other than a public entity for profit for indoor recreation and/or leisure activities, including but not limited to dance studios, health and/or fitness clubs, martial arts and gymnasiums.

**Commercial Recreation, Indoor, Large.** An establishment equal to or greater than 5,000 GFA operated by an entity other than a public entity for profit for indoor recreation and/or leisure activities, including but not limited to dance studios, health and/or fitness clubs, martial arts and gymnasiums.

**Commercial Recreation, Outdoor, Large.** An establishment on a lot greater than one acre in size that is not enclosed in buildings and that is operated on a commercial or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreation use is located. Such an establishment may include, but is not limited to, public or private swimming pools, tennis courts, go-cart courses, or mechanical rides.

**Commercial Recreation, Outdoor, Small.** An establishment on a lot smaller than or equal to one acre in size that is not enclosed in buildings and that is operated on a

commercial or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreation use is located. Such an establishment may include, but is not limited to, public or private swimming pools, tennis courts, go-cart courses, or mechanical rides.

**Commercial Vehicle.** A vehicle maintained or operated by a commercial establishment that is often parked or stored on the same lot as the commercial establishment.

**Common Access Drive.** A common access drive refers to a shared driveway or road that provides access to multiple properties or lots.

**Community Center.** A facility where activities are programmed for children, adults, or seniors by a public or not-for-profit entity. Activities must be community-oriented and may be located indoors, outdoors, or on associated playfields.

**Community Garden.** A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or sale of items exclusively grown on the site.

**Concession Stand.** Any temporary stand or accessory window at a sporting or other public venue/event that serves food and beverages.

**Construction-Related Structures.**

- (1) An impermanent structure erected or placed only at a construction site for the purposes of administration and management of the construction activities, or for enclosed storage of construction supplies.
- (2) An impermanent structure erected or placed within a subdivision for the purposes of selling properties and dwellings within such subdivision and where such impermanent structure is removed before or shortly after the sale of the last developed lot within the subdivision.

**Cornice.** Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhang.

**Cupola.** A domelike structure on top of a roof or dome, often used as a lookout or to admit light and air.

#### Section 11.04 “D” Terms

**Day Care Center.** Any place that is not the permanent residence of the licensee or administrator in which child care is provided, with or without compensation, for seven to twelve children at one time, or any place in which child care is provided for thirteen or more children at one time. Such a use may include a pre-school facility.

**Day Care Home, Type A.** A permanent residence of the administrator in which child care or publicly funded child care is provided for seven to twelve children at one time or a permanent residence of the administrator in which child care is provided for four to twelve children at one time if four or more children at one time are under two years of age. In counting children for the purposes of this paragraph, any children under six years of age who are related to a licensee, administrator, or employee and who are on the premises of the type A home shall be counted.

**Day Care Home, Type B.** A permanent residence of a childcare provider in which child care services are provided for one to six children at one time and in which no more than three children may be under two years of age at one time.

**Deck.** A floor area extending from the outside wall of a building above ground level, whether or not its supports rest on the ground. A deck may or may not be sheltered by a roof. A deck is not enclosed by walls other than a protective railing on those sides which are not abutting building walls.

**Diameter at Breast Height.** The diameter of a tree four and one-half feet above average ground level.

**Drive Aisle.** A vehicular accessway within a parking lot or parking structure.

**Drive Through.** Any establishment, building, building design feature, type of operation, or nature of business that has as one of its functions the provision of services to motor vehicles or their occupants, or the provision of services to the occupants of motor vehicles while they remain in a vehicle.

**Drug, Alcohol, or Psychiatric Treatment Center.** A facility that provides for the treatment or counseling of persons having drug or alcohol abuse problems or psychiatric illnesses under the supervision of professional health care or social services providers.

**Drugstore.** A retail establishment which sells prescription drugs, patient medicines, surgical and sickroom supplies and which also may sell cosmetics, household goods and a limited selection of food products.

### Section 11.05 “E” Terms

**Egress Window.** A window or window-like opening that provides a path for exiting a building in the event of an emergency. Windows that have bars, that are nailed or screwed shut, that are locked with a key, that do not lead to the exterior of a property, or that are physically blocked by a dumpster, vehicle, wall, or other object shall not qualify as egress windows.

**Elevation, Architectural.** A scaled drawing of the side, front, or rear of a structure intended to illustrate how the building will look or function.

**Essential Communications Facility.** This entails wireless services federally licensed commercial mobile service as defined in the “Telecommunications Act of 1996,” 110 Stat. 61, 151, 153, 47 U.S.C. 332(d) and further defined as commercial mobile radio service in 47 C.F.R. 20.3. Under division (A)(19) of this section, commercial mobile radio service is specifically limited to mobile telephone, mobile cellular telephone, paging, personal communications services, and specialized mobile radio service provided by a common carrier in this state and excludes fixed wireless service.

**Event Center.** A facility that accommodates events, conferences, or weddings.

### Section 11.06 “F” Terms

**Façade.** The entire exterior wall of a building facing a lot line measured from the grade to the eave or highest point of a flat or mansard roof. Façades may be on the front, side, or rear elevation of the building.

**Face Change.** The process of replacing the message area of a sign. A face change may include, but is not limited to, the replacement of a message board within a sign cabinet. The following changes to a sign shall not qualify as a face change: the expansion or reduction of the message area; an addition of or increased intensity in lighting; an increase in the height of a sign; a change in the location of a sign.

**Fence.** A barrier, railing, or other upright structure, typically of wood or a wood-like product, enclosing an area of ground.

- (1) **Fence, Accent.** A fence that is used solely for ornamental purpose and does not enclose or partially enclose an area.
- (2) **Fence, Chain Link.** A fence usually made of metal, loops of wire interconnected in a series of joined links and including vinyl, plastic-coated or painted varieties.
- (3) **Fence, Crossbuck.** A post and rail fence constructed of wood or vinyl with two (2) horizontal rails and two (2) boards in the middle that cross, creating an “X”.
- (4) **Fence, Picket.** A partially open fence made of upright wooden poles or slats. This fence may be an open fence if the space between the vertical boards is greater than the width of the boards.
- (5) **Fence, Privacy.** A solid fence constructed of wood, vinyl, composite, masonry, metal or other similar material that has more than 50 percent of its vertical surface closed to light and air.
- (6) **Fence, Split Rail.** A fence constructed of narrow, whole or split, wooden timbers or boards placed horizontally between upright supporting posts. Smooth rail, split rail, milled rail or contemporary rail fences may have

supplemental wire fencing or mesh attached to the interior of the fence. Such wire shall be painted or coated black.

- (7) Fence, Wrought Iron.** A fence constructed of metal, including aluminum, iron or steel, pipe, tubes or bar stock and having some type of decorative features or design. Wrought iron fences shall not have pointed ends exposed but may have finials with blunt ends.

**Financial Institution.** Any building, property, or activity of which the principal use or primary purpose is the provision of financial services, including, but not limited to, banks, facilities for automated teller machines (ATMs), credit unions, savings and loan institutions and mortgage companies.

**Fitness Facility/Gym.** A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities, organized fitness class or other customary and usual recreational activities operated for profit or not-for-profit.

**Food Sales, Large Grocery.** A retail establishment with a gross floor area greater than 5,000 square feet which primarily sells food, but also may sell other convenience and household goods. A section for fresh fruits and vegetables no less than 60 square feet must be visible within the retail area of the establishment.

**Food Sales, Small Grocery.** A retail establishment with a gross floor area less than 5,000 square feet which primarily sells food, but also may sell other convenience and household goods. A section for fresh fruits and vegetables no less than 30 square feet must be visible within the retail area of the establishment.

**Food Service, Commissary/Bakery.** An establishment primarily engaged in the retail sale of baked products for consumption off site that may be prepared either on or off site and may include incidental food service.

**Food Service, Deli.** An establishment where food is sold for consumption primarily off-premises. Food may be prepared on-premises or off-premises and may include incidental food service. This definition does not include groceries or supermarkets.

**Food Truck.** A motorized vehicle that is temporarily parked in a location to sell food and/or non-alcoholic beverages to the public. This definition includes food concession trailers pulled by motorized vehicles that are used to prepare or sell consumable foods.

**Footcandle.** The amount of light that falls onto a surface as emitted by an exterior lighting device.

**Front Street.** The non-Alley right-of-way abutting a **Front Lot Line**.

**Funeral Home.** A licensed facility for any or all of the following services: Embalming and the performance of other services used in the preparation of the dead for burial; the performance of autopsies and other surgical procedures; the storage of caskets, funeral urns, and other related funeral supplies; the storage of funeral vehicles; and facilities for cremation, which may include a funeral chapel, gathering and/or event spaces.

#### Section 11.07 “G” Terms

**Garden Center.** An establishment where retail and wholesale products and produce are sold directly to the consumer, and which may include a nursery and/or greenhouse, and which may include plants, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils, and where outdoor storage is incidental to the sale of goods.

**GFA.** Gross floor area.

**Government Administration.** Any building which hosts offices for personnel either directly employed or contracted to provide a government administrative function.

**Group Home.** A residence or facility that provides accommodations and supervision to six to sixteen unrelated adults, at least three of whom require personal care services.

#### Section 11.08 “H” Terms

**Heavy Industrial.** See **Industrial, Heavy**.



**Home-Based Business.** An accessory use of a service character carried on entirely within a dwelling unit by the residents thereof which is clearly incidental and secondary to the use of the building for dwelling purposes and which does not change the residential character thereof.

**Home Occupation.** An accessory use which is an activity, profession, occupation, service, craft, or hobby conducted by a person on the same premises as the principal place of residence which is clearly subordinate and incidental to the use of the premises for residential purposes. This definition does not include telework or remote-based work for a business that is operated outside of the home of the person who is teleworking.

**Hospital.** An establishment which has an organized medical staff and provides equipment and services primarily for inpatient care to persons who require definitive diagnosis or treatment, or both, for injury, illness, pregnancy, or other disability, but not including narcotics addiction or those found to be criminally insane.

#### Section 11.09 "I" Terms

**Impervious Surface.** Surfaces or elements on a site that prevent stormwater from immediately reaching soil beneath it, including but not limited to: buildings; parking areas; driveways; streets; sidewalks; pavers; and areas of concrete, asphalt, or other sealed surfaces.

**Indoor Storage Facility.** A personal storage building that is subdivided by permanent partitions into individual spaces, and each space has an independent entrance within an enclosed building under the exclusive control of the tenant, with one or more exterior entrances to the building, and which is used for storage of personal belongings and not for any commercial or industrial purpose. Such a use shall not include outdoor storage of recreational vehicles.

**Industrial, Heavy.** Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as biomass energy

conversion; food and beverage processing; textile mills; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; recycling materials processing facilities in which post-consumer materials are sorted, condensed, baled, or transformed; and automotive, ship, aircraft, and heavy equipment manufacturing.

**Industrial, Light.** Establishments engaged in production or processing activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

#### Section 11.10 “J” Terms

**JEDD.** Joint Economic Development District.

#### Section 11.11 “K” Terms

**Kenel.** Any household or establishment where more than four dogs or more than six cats, or any combination of cats and dogs exceeding six animals, who are more than six months old are kept, bred, trained and/or boarded at any one time, whether for profit or not.

#### Section 11.12 “L” Terms

**Landscape Strip.** An area which includes plantings of grass, ornamental shrubs, trees, or other ornamental ground cover that is intended to provide a visual separation between different uses, including, but not limited to, parking areas, buildings, and sidewalks.

**Landscaping Island.** An area of pervious surface within an off-street parking lot that is intended for the placement of vegetation or stormwater run-off management devices.

**Library.** A public facility for the use of literary, musical, artistic, or reference materials. Such an establishment may include incidental sale of books and related materials.

**Light Fixture, Full Cut-Off.** An outdoor lighting fixture that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest light-emitting part of the fixture.

**Lot.** A **Parcel** of land that is occupied by or is able to be occupied by a building or group of buildings and accessory buildings together with such yards and area as required by this Zoning Resolution and having its principal frontage upon a public street, or upon a pedestrian right-of-way in a townhouse development.

- (1) **Lot, Corner.** A lot situated at the intersection of two or more streets, having an angle of intersection of not more than 135 degrees.
- (2) **Lot, Interior.** A lot other than a corner lot or a through lot; also called a side lot line.
- (3) **Lot, Through.** A lot, other than a corner lot, having frontage on two or more streets.

**Lot Area.** The total horizontal surface area within the boundary lines of a lot.

**Lot Depth.** The horizontal distance between the **Front Lot Line** and the **Rear Lot Line**, measured along the median between the two side lot lines.

**Lot Line.** A line bounding or demarcating a plot of land or ground.

- (1) **Lot Line, Front.** A **Lot Line** that abuts a non-**Alley** vehicular right-of-way. **Corner Lots** and **Through Lots** have more than one front lot line.
- (2) **Lot Line, Internal.** A **Lot Line** that is interior to the **Lot** and does not abut a public right-of way.

- (3) **Lot Line, Rear.** The **Lot Line** that is opposite and most distant from the subject property's **Front Lot Line**. Where a property has more than one **Front Lot Line**, the rear lot line is the **Lot Line** opposite and most distant from the lowest-classified road abutting the subject property, as determined by the **Zoning Inspector**.
- (4) **Lot Line, Side.** Any **Lot Lines** other than a subject property's **Rear Lot Line** or **Front Lot Line(s)**.

**Lot Width.** The horizontal distance between the side lot lines, as measured along a line parallel with the front street line. For a corner lot, then the distance between the right-of-way line for the lower classified road and the side lot line.

**Lot Size.** The computed area contained within the lot lines.

### Section 11.13 "M" Terms

**Manufactured Home.** Per Ohio Revised Code [section 3781.06](#)(C)(4), as may be amended: a building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards. **Mobile Home** is defined separately.

**Massage and Physical Therapy.** An establishment that provides therapeutic or medical massage of a non-sexual nature provided by a licensed practitioner.

**Mezzanine.** An intermediate, habitable level of space located between two floors and partially open to the floor below.

**Microbrewery or Microdistillery.** An establishment where alcoholic beverages are manufactured, and where such beverages may be consumed on-premises. The term may include a bar or tavern use or a restaurant use when such uses are

operated in conjunction with the manufacturing of alcoholic beverages. This term applies only to the manufacturing capacity of 20,000 barrels per year or less; a manufacturing capacity of more than 20,000 barrels per year constitutes a general industry use.

**Mixed-Use Building.** A building within a **Mixed-Use Development** that contains retail, office or entertainment uses on the ground floor and residential units on the upper floors.

**Mixed-Use Development.** Development that includes a mixture of residential and nonresidential use types such as retail, office, entertainment and various types of residential units. Mixed-use development may include **Mixed Use Buildings** integrated in a pedestrian friendly manner to create a walkable community. A minimum of 20% of the gross floor area of all buildings within a **Mixed-Use Development** must be dedicated to non-residential use. Recreational areas, clubhouses, or other amenities ancillary to residential use shall not count towards this requirement.

**Mobile Home.** Per Ohio Revised Code [section 4501.01](#)(O), as may be amended: a building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a “**Manufactured Home**” as defined in division (C)(4) of [section 3781.06](#) of the Ohio Revised Code, as may be amended, or as an “industrialized unit” as defined in division (C)(3) of [section 3781.06](#) of the Ohio Revised Code, as may be amended.

**Model Home.** A dwelling that is fully furnished but that is not occupied for residential purposes until after the majority of the properties within a residential subdivision are improved with dwellings. Model homes typically showcase a variety of finishes and features that open for viewing by the public and staff by a sales representative.

**Motorcycle Sales and Service.** An establishment for the storage and displays for sale of more than two motorcycles, associated parts, and associated retail

merchandise. Such a use may include repair or body work that is incidental to the operation of the new or used motorcycle sales.

**Multi-Use Path/Trail.** A path other than a **Sidewalk** that is designed for multiple non-motorized modes of travel including but not limited to cycling, walking, and skating. A multi-use path/trail may be located within a right-of-way (such as alongside a curb) or outside of a right-of-way (such as within a park).

#### Section 11.14 “N” Terms

**Nonconforming Use.** A use which lawfully occupied a building, structure, or land prior to the adoption of an application resolution, code, or ordinance to which the use does not conform.

#### Section 11.15 “O” Terms

**ODOT.** The Ohio Department of Transportation.

**Off-Site Parking.** Off-street parking that serves a particular use without being on the same lot of the use it serves.

**Offices, Business and Professional.** A building containing the office or offices of a business or businesses engaged in providing professional services, including, but not limited to, the following: accounting; auditing and bookkeeping services; advertising agencies; architectural, engineering, planning, and surveying services; attorneys; counseling services; court reporting services; data processing and computer services; detective agencies and similar services; educational, scientific, and research organizations; employment, stenographic, secretarial, and word processing services; government offices including agency and administrative office facilities; management, public relations, and consulting services; medical, dental, and optical offices; photography and commercial art studios; writers and artists offices outside the home. This use does not include private art studios or offices that are incidental and accessory to another business or retail sales activity within the same building.

**Open Space.** Land and/or water area which has been specifically designed or set aside for conservation, place-making or recreational purposes. Such open space

may include any required central green space utilized for a gathering place for the community.

**Outdoor Sales and Display.** The display of merchandise for immediate sale to the public. Display merchandise shall be located behind the setback lines and shall not be located on required parking spaces.

**Outdoor Storage Facility.** The storage of any material for a period greater than 24 hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.

**Overnight Lodging, Bed and Breakfast.** A detached residential dwelling where lodging and breakfast only are provided to transient guests for compensation in accordance with specific development standards and where the owner or operator permanently resides on the property.

**Overnight Lodging, Boutique Hotel.** A small-scale hotel in a historic structure, or a structure with a façade made of a high-quality material such as wood, brick, masonry, tile, stone, granite, limestone, or another natural material, that has fewer than 30 rooms accessed from an interior hallway.

**Overnight Lodging, Hotel or Motel.** Any structure consisting of one or more buildings containing any combination of more than five guestrooms that meet the requirements for transient sleeping rooms (for a stay of thirty days or less) or extended stay temporary residence dwelling units (for a minimum stay of more than thirty days) where all rooms/units are accessed from an interior hallway, or as having features of such sleeping rooms and dwelling units within the same room, and such structure is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where transient sleeping accommodations or temporary residence is offered for pay to persons, but such structure does not otherwise meet the definition of **Overnight Lodging, Bed and Breakfast**, and does not include agricultural labor camps, apartment houses, apartments or other similar places of permanent personal residence, lodging houses, rooming houses, or hospital or college dormitories.

**Overnight Lodging, Transient Hotel.** Any structure consisting of one or more buildings, with more than five sleeping rooms, that is specifically constructed, kept, used, maintained, advertised, or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests for a period of thirty days or less, including, but not limited to, such a structure denoted as a hotel, motel, motor hotel, lodge, motor lodge, bed and breakfast, or inn. While a **Hotel** may include extended stay temporary residence dwelling units for a minimum stay of more than thirty days, a **Transient Hotel** shall only include transient sleeping rooms for a stay of thirty days or less.

### Section 11.16 “P” Terms

**Parcel.** Any individually identifiable tract of land recorded in the office of the county recorder.

**Park.** A use of property for outdoor recreation that is open to the public on a non-commercial basis. Such a use may include property owned by non-profit entities that provide outdoor recreation which is open to the public.

**Parking Aisle.** The traveled path through an off-street parking or facility between one or two rows of parked vehicles.

**Parking Area.** The portion(s) of a property used for – or constructed in such a manner to allow for – the storage of motor vehicles. This definition includes **Automobile Parking Spaces, Parking Aisles, Drive Aisles, and Drive Throughs.** This definition excludes **Private Garages.**

**Parking Bay.** A row of parking spaces typically separated by a parking island or some other feature used to break up large spans of asphalt used for the parking surface.

**Parking Space, Automobile.** Space within a building or a private or public parking area for the parking of one automobile.

**Patio.** A surfaced, court-like area at ground level outside the main wall of a building, which may or may not have an overhead barrier or overhang to protect from sun and precipitation.



**Pedestrian Pathway.** Interconnected paved walkways that provide a pedestrian passage through blocks running from street to street, vehicular use areas, or other locations.

**Permanent Supportive Housing.** Community-based, long-term housing and supportive services, as appropriate, for individuals with disabilities.

**Personal Services.** An establishment that provides non-medical services including, but not limited to, beauty salons, barber shops and tanning salons by licensed professionals. Such an establishment may also include accessory retail sales of products related to the services provided.

**Porch.** An unheated, open or partially enclosed area outside an exterior wall of a building and covered by a roof which may be attached to a side wall or common with the main roof of the building and is used for purposes other than the sheltering of motor vehicles.

**Portable Storage Unit or Portable Storage Container.** A container that may be used to transport goods, but may also be stationary on a single site for a period of time before or after transport. The term includes, but is not limited to a: truck container, with or without the chassis attached; moving van; portable moving container; pre-assembled storage structure; shipping container; trailer that is moved through attachment to a trailer hitch.

**Primary Entrance.** The place of ingress and egress to a building, parcel, or development used most frequently by the public.

**Primary Use.** The main use or uses operated on a property or located within a building, or within a portion of a building, not including accessory uses.

**Principal Street.** The street that a lot has frontage along. Where a lot has frontage along two or more streets, such as a Through Lot or a Corner Lot, the principal street shall be the street with the highest designation of traffic capacity as determined by the Delaware County Thoroughfare Plan. If such streets have the same designation, the principal street shall be the street with the greatest amount

of individual lots fronting the street within the same block as the subject property. The Zoning Commission shall make this determination in the case of a proposed street.

**Principal Structure.** A **Building** in which the main or principal use of the lot is conducted.

**Private Club.** A public, commercial, or non-profit establishment that provides membership for the participation in, or use of, shared space, programming, or social activities, and may not include any form of adult entertainment business or retail sales.

**Private Garage.** A detached accessory building or a portion of the principal building used for the storage of four or fewer automobiles or trailers by the owner(s) or tenant(s) of the lot or by persons other than the owner(s) or tenant(s) of the lot by lease agreement with the owner(s) or tenant(s) of the lot

**Private Parking Lot.** A parking area on the surface of a lot which is the principal use on the lot and which is operated by a private entity, whether for profit or not, for use by the owners or tenants of the lot and their invited guests and/or the general public.

**Public Parking Garage.** An open or enclosed facility for temporary off-street parking of five or more motor vehicles, located on publicly or privately owned property.

**Public Parking Lot.** A parking area on the surface of a lot which is the principal use on the lot and which is operated by a public entity, whether for profit or not, for use by the owners or tenants of the lot and their invited guests and/or the general public.

**Public Safety Facility.** A government facility for public safety and emergency services, including a facility that provides police, fire protection, and/or emergency medical services and related administrative and training facilities.

**Public Utility Building.** Any administrative, maintenance or service building operated by a public utility or any transmission facility of a public utility which does not meet the definition of an “essential service.”

### Section 11.17 “Q” Terms

[Reserved]

### Section 11.18 “R” Terms

**Recreational Vehicle Sales and Service.** A structure and associated lot where the sale and/or service of recreational vehicles occurs.

**Religious Assembly.** A use located in a permanent building and providing regular organized religious worship and related incidental activities.

**Research/Laboratory Facility.** A building or group of buildings for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products.

**Residential Use, 1-2 Unit.** A use of a property for one to two dwelling units, other than accessory dwelling units, and which share a common wall or roof, provided that an attached one-unit dwelling has a separate and distinct entrance from the unit with which it shares a common wall or roof.

**Residential Use, 2-5 Units.** A use of a property for two to five dwelling units, other than accessory dwelling units, and which share common walls or a roof. Individual dwelling units may or may not have separate and distinct entrances from each other.

**Residential Use, 6+ Units.** A use of a property for six or more dwelling units, other than accessory dwelling units, and which share common walls or a roof. Individual dwelling units may or may not have separate and distinct entrances from each other.

**Restaurant, Full Service.** A food service establishment which may include incidental alcohol consumption whereby servers bring food and beverages that are prepared

in a kitchen or at a bar on-site, which may have a liquor license issued by the State of Ohio.

**Restaurant, Limited Service.** A self-service food service establishment which may include incidental alcohol consumption whereby meals are served at a faster rate than a full-service restaurant and food offerings are more extensive in variety than a fast-food restaurant, which may have a liquor license issued by the State of Ohio.

**Restaurant, Quick Service.** A food service establishment devoted to the preparation and offering of food and beverage for sale to the public for consumption via a counter or drive-through on or off the premises generally in disposable containers, and which offers standardized menus, ingredients, food preparation, décor, uniforms, architecture, or similar standardized features.

**Retail Gasoline and Convenience Store.** A facility associated with the sale of gasoline products or electric vehicle charging facilities that also offers for sale prepackaged food items and tangible consumer goods, primarily for self-service by the consumer, which may include the sale of hot beverages, fountain-type beverages, beer, wine, and pastries, and shall not have a retail liquor license other than for the sale of beer and wine.

**Retail Store, Large (Over 50,000 GFA).** A commercial establishment over 50,000 GFA selling consumer goods, clothing, and other dry goods.

**Retail Store, Medium (5,000 – 50,000 GFA).** A commercial establishment between 5,000 and 50,000 GFA selling consumer goods, clothing, and other dry goods.

**Retail Store, Small (Under 5,000 GFA).** A commercial establishment under 5,000 GFA selling consumer goods, clothing, and other dry goods.

**Right-of-Way, Public.** A strip of land occupied or intended to be occupied by transportation facilities, public utilities, street drainage ditches or other special public uses.

**Road, Arterial.** A general term denoting a highway primarily for through traffic usually on a continuous route. This facility provides for through traffic, movement

between areas, across the county, and to and from expressways. An arterial also provides access to abutting property, but parking and loading may be restricted to improve the capacity of moving traffic.

**Road, Collector.** A street providing traffic movement between the major arterials and local streets, and direct access to abutting property. This facility provides for the internal traffic movement within an area of the county.

**Road, Local.** A street with a primary purpose of providing access to individual lots. Local roads typically connect to collector roads.

### Section 11.19 “S” Terms

**School, College/University.** A post-secondary institution, licensed by the State of Ohio, for higher learning that grants associate or bachelor’s degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees, which may also include community colleges that grant associate or bachelor’s degrees or certificates of completion in business or technical fields.

**School, Primary.** A place of instruction operated by a public or religious organization, having regular sessions, with regularly employed instructors and meeting all of the requirements of the Ohio Department of Education for providing primary education. Such a use may include a pre-school facility.

**School, Secondary.** A place of instruction operated by a public or religious organization, having regular sessions, with regularly employed instructors and meeting all of the requirements of the Ohio Department of Education for providing secondary education.

**Senior Independent Living Facility.** A housing arrangement designed exclusively for older adults, generally those aged 55 and over, whereby some facilities or services may be shared, however, residents have independent living quarters.

**Setback.** The distance between a structure and a **Lot Line** or right-of-way.

- (1) **Setback, Front.** The smallest distance between a structure and any associated **Front Lot Line**.

- (2) **Setback, Rear.** The smallest distance between a structure and any associated **Rear Lot Line**.
- (3) **Setback, Side.** The smallest distance between a structure and any associated **Side Lot Line**.

**Short-Term Rental.** A living space that is made available for rent for a period ranging from as short as one day and up to 30 days, regardless of whether amenities, including meals, daily housekeeping, concierge services, or linen services, are provided. This definition excludes **Bed and Breakfast**, **Boutique Hotel**, and **Hotel or Motel**.

**Sidewalk.** A flat, hardscaped path designed for pedestrians to walk on and wheelchairs to roll across. Sidewalks may be located within a right-of-way or on privately owned property along a right-of-way. See also **Multi-Use Path/Trail**.

**Sight Triangle.** See **Vision Triangle**.

**Sign.** Any words, numerals, figures, devices, designs or trademarks by which anything is made known, such as are used to designate an individual, a firm, profession, business, or a commodity and which are visible from any right-of-way. This definition shall not include temporary merchandise signs displayed inside of a building.

- (1) **Sign, A-Frame or T-Frame.** A single or double-faced, hinged or un-hinged, temporary sign designed to be used on a sidewalk or pedestrian way.
- (2) **Sign, Animated.** A sign with action or motion, flashing, color changes requiring electrical energy, electronic or manufactured sources of supply, and/or revolving or changeable message signs, but not including wind actuated elements.
- (3) **Sign, Awning.** Any sign painted on, or applied directly to, an awning. Lettering, logos, or symbols are permitted on the valance and sloping portion.
- (4) **Sign, Banner.** A sign with or without characters, letters, illustrations, or ornamentations applied to flexible material.

- (5) **Sign, Building.** A sign permanently affixed to a building, or a projection from a building, including a canopy sign, awning sign, wall sign, roof sign, projecting sign, window sign, or marquee sign.
- (6) **Sign, Building Entrance Wall.** A sign that is located on a wall immediately adjacent to the entrance of a building.
- (7) **Sign, Bulletin Board.** A surface designed for the easy affixing of posters, letters, or other advertisements but does not contain any text or message.
- (8) **Sign, Canopy.** Any sign that is part of or attached to a canopy.
- (9) **Sign, Electronic Message Center (EMC).** Any sign or portion of a sign that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
- (10) **Sign, Entrance Wall Banner.** An impermanent sign erected at the entrance to a residential common development which may be affixed to a common development wall sign. These signs may not be erected at the entrances to individual residences.
- (11) **Sign, Flag.** A fabric or other flexible material attached to or designed to be flown from a flagpole or similar device.
- (12) **Sign, Freestanding.** A category of signs that are principally supported by a structure affixed to the ground by a base, and not supported by a building, columns, pole, or braces placed in or on the ground. This category of signs includes **Monument Sign**, **Pole Sign**, and other signs which meet this definition.
- (13) **Sign, Freestanding Hanging.** A sign that is not attached to a building and that hangs from a support structure that is attached to the ground. This definition is separate from a **Projecting (“Blade”) Sign**.
- (14) **Sign, Marquee.** A multisided overhead structure or architectural projections supported by attachments to a building on one or more sides and either

cantilevered from such building or also supported by columns at additional points. 'Marquee sign' means a sign that is attached, mounted to, or made a part of a marquee.

- (15) **Sign, Menu.** A freestanding sign oriented to a drive-through lane for a restaurant that advertises the menu items available from a drive-through window has not more than 20% of the total area for such a sign utilized for business identification.
- (16) **Sign, Monument.** A sign that is attached to a permanent foundation or fastened to a base and not attached to or dependent upon any building, visible pole, visible post, or similar support. Such a sign is also known as a ground-mounted sign.
- (17) **Sign, Painted Wall Mural.** A large picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/or symbols.
- (18) **Sign, Patio Umbrella.** Any lettering or symbol that is printed, painted, or affixed to a table or patio umbrella.
- (19) **Sign, Pennant.** A sign constructed of flexible or lightweight material that is suspended from a string, wire, or similar device, and that may be designed to move in the wind.
- (20) **Sign, Pole.** A sign principally affixed to the ground by a base supported by one or more post, pole, column, or brace placed in or on the ground.
- (21) **Sign, Projecting.** Any sign which projects outward from a building or other structure and extends more than 24 inches horizontally from the plane of the building wall. The signage area must not be parallel to the building. This definition may also include blade signs.
- (22) **Sign, Roof.** A sign attached to or supported by the roof of a multi-story building, or a sign that extends into and/or above the immediately adjacent roof line of the building irrespective of attachment point, or a sign that wholly



or partially encroaches upon any roof line of a building, or a sign attached to, encroaching into or extending above the sloping phase of a mansard roof or faux mansard roof, or any combination thereof.

- (23) **Sign, Temporary.** A display, banner, or type of sign constructed of cloth, canvas, fabric, wood, or other temporary material, with or without a structural frame, including but not limited to portable signs, political signs, development signs, community event signs, garage sale signs, real estate signs, sandwich type signs, sidewalk or curb signs.
- (24) **Sign, Wall.** Any sign attached parallel/flat to a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.
- (25) **Sign, Wayfinding.** Signs that facilitate the movement of traffic throughout the development.
- (26) **Sign, Window and Door.** Any sign that is placed on or in the panes of glass of a window opening or door that is either inside or outside of a building that contains a non-residential use and is oriented to be viewed from the exterior of the structure. Customary displays of merchandise behind a store window are not considered window signs.
- (27) **Sign, Yard.** A type of non-permanent sign that is located on private property that can be displayed for a limited duration of time.

**Skilled Care Facility.** A residential facility wherein residents require procedures or care that require technical skills and knowledge beyond those the untrained person possesses and that are commonly employed in providing for the physical, mental, and emotional needs of the ill or otherwise incapacitated. This term includes nursing homes, hospices, or convalescent homes.

**Solar Facility.** An integrated assembly of solar panels with a support structure or foundation and other components. This may include a ground-mounted system of solar panels or a roof-mounted systems of solar panels.

**Standalone Drive-Through Facility.** A facility where a service is rendered or a sales transaction is made while the patron is typically not required to exit his/her vehicle, which is not associated with any option for walk-in service, including, but not limited to, drive throughs for banks, restaurants, or other similar uses; drive-in restaurants, automated teller machines (ATMs), and drive-in movie theaters.

**Standalone Emergency Facility.** An emergency room facility that accepts patients by ambulance and other vehicular means and provides emergency medical services and is not contained within or physically connected to a full-service hospital.

**Stoop.** A staircase typically, but not necessarily, constructed of concrete and/or masonry, ending in a platform, and utilized primarily as an access to a building.

**Storage Facility, Indoor.** See **Indoor Storage Facility**.

**Storage Facility, Outdoor.** See **Outdoor Storage Facility**.

**Story.** That portion of a building included between the surface of any floor and the surface of the next floor directly above it, or if there is no floor above it, then the space between such floor and ceiling next above it.

**Street Frontage.** The entire width of a **Front Lot Line**.

**Structure.** Anything constructed or erected, with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, and billboards. For the purposes of this Zoning Resolution, fences are not considered structures.

**Studio Unit.** A dwelling unit that combines a number of different types of rooms, such as living room, bedroom and kitchen, into a single room.

**Swimming Pool.** A receptacle for water, or artificial basin of water, either above ground, below ground, or partly above and partly below ground, having a depth at any point in excess of 18 inches or a surface area exceeding 100 square feet and intended for use by persons for the purpose of immersion, partial immersion, or swimming, and including all appurtenant equipment. This may include spas, hot tubs, and collapsible pools in addition to other receptacles for water that meet this definition.

### Section 11.20 “T” Terms

**Telecommunications Facility.** Telecommunications antennas and associated equipment that may or may not include a tower, dish or other supporting structure, designed to send and receive data signals.

**Telecommunications Tower.** Per Ohio Revised Code section 519.211(B)(1), as may be amended: any freestanding structure, or any structure to be attached to a building or other structure, that meets all of the following criteria:

- (1) The free-standing or attached structure is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services.
- (2) The free-standing or attached structure is proposed to be located in the unincorporated area of the township, in an area zoned for residential use.
- (3) The free-standing structure is proposed to have a finished height that is greater than either the maximum allowable height of residential structures within the zoned area as set forth in this Resolution, or the maximum allowable height of such a free-standing structure as set forth in this Resolution; or the attached structure is proposed to have a finished height that is greater than either the height of the building or other structure to which it is to be attached, or the maximum allowable height of such an attached structure as set forth in this Resolution.
- (4) The free-standing or attached structure is proposed to have attached to it radio frequency transmission or reception equipment.

**Temporary Event.** An event of limited duration that requires the erection of a road closure, impermanent barriers, structures, stages, or artwork. Such an event may include a farmers market, a block party, and/or the provision of **Food Trucks**.

**Terrace.** A surfaced, court-like area outside the main wall of a building, raised above the adjoining ground either by earth with sloping sides or an independent foundation.

**Theater.** A public, private, or non-profit indoor or outdoor theater or stage used for theatrical, musical, film, or artistic live productions attended by an audience.

**Thoroughfare Plan.** An official document as adopted and as amended from time to time by the Delaware County Engineer or **ODOT** establishing the general location and official right-of-way widths of the major and secondary highways and thoroughfares.

**Tract.** The entire area included within a proposed development, which may include one or more parcels or lots.

**Transitional Dwelling.** Housing and supportive services provided to homeless individuals and families, for no longer than twenty-four months, to enable them to obtain and maintain independent, permanent housing.

**Tree Canopy or Tree Cover.** All areas of coverage by plant material exceeding five feet in height.

### Section 11.21 “U” Terms

**Urgent Care.** A medical facility, other than a hospital or clinic, where medical, mental health, and other personal health services are provided on an outpatient basis from on-site staff on an as-needed basis. Such clinics differ from medical or dental offices in that doctors do not treat patients on a long-term, repeat basis but instead, treat short-term illnesses or medical issues.

**Use.** The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

**Utility Generation Facility.** A facility that converts one or more energy sources, including but not limited to water power, fossil fuels, nuclear power, or solar power, into electrical energy or steam, which may also perform either or both of the following functions: (a) operation of a transmission system that conveys the energy or steam from the generation facility to a power distribution system; (b) operation of a distribution system that conveys energy or steam from the generation facility or the transmission system to final consumers.

### Section 11.22 “V” Terms

**Vehicle Repair Garage, Light Vehicles.** The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential, incidental body and fender work, minor painting and upholstering service to automobiles and trucks not in excess of 7,000 pounds gross weight.

**Vehicle Repair Garage, Heavy Vehicles.** The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential, incidental body and fender work, minor painting and upholstering service to automobiles and trucks in excess of 7,000 pounds gross weight.

**Vehicle Sales and Service.** An establishment for the storage and displays for sale of more than two passenger vehicles and where repair or body work is incidental to the operation of the new or used vehicle sales, which include motor vehicle retail or wholesale sales.

**Vision Triangle.** The theoretical triangle at an intersection which must be clear from obstructions to allow clear views between vehicles, bicyclists, and/or pedestrians.

### Section 11.23 “W” Terms

**Walk-Up/Bike-Up Window.** A business or portion of a business that engages in retail sales partially or fully via window stall that is accessible only to persons on foot or bicycle on a paved path as opposed to a drive lane or stacking lane. Such a use may include the sale of food and beverages.

**Wall.** A continuous vertical brick or stone structure that encloses or divides an area of land.

**Warehousing and Logistics.** An enclosed storage facility which is used to store goods or parts, or for any part of the shipping process.

**Wholesale Sales.** An establishment engaged in selling merchandise to retailers, contractors, or other users, typically in bulk; the gross floor area of the building is often devoted to warehousing for distribution of material or items displayed in a showroom.

#### Section 11.24 “X” Terms

[Reserved]

#### Section 11.25 “Y” Terms

**Yard.** An open space on the same lot with a principal building or group of principal buildings, which open space lies between the building or outer building of a group and the nearest lot or street line.

- (1) Yard, Front.** A yard extending across the full width of the **Lot**, between a **Front Lot Line** and the closest principal building on the subject property. Where a subject property is not improved with a principal building, the depth of the front yard is an average of the front yard depths of the two closest improved properties fronting along the same right-of-way, as determined by the **Zoning Inspector**. Where a subject property is not improved with a principal building, and there are no nearby improved properties as determined by the **Zoning Inspector**, the depth of the front yard is the same as the required front yard setback. A **Corner Lot** may have more than one front yard.
- (2) Yard, Rear.** A yard extending across the full width of the lot, between the principal building and the **Rear Lot Line**.
- (3) Yard, Side.** The areas of yard that extend from the principal building to any **Side Lot Lines** and that are not considered a **Front Yard** or a **Rear Yard**.

**Section 11.26 “Z” Terms**

**Zoning Inspector.** The person duly appointed and authorized by the Orange Township Board of Trustees to enforce this Zoning Resolution.

**Zoning Map.** The official zoning map for the Township, together with all amendments thereto.

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