

## **ARTICLE XX – ROUTE 23 CORRIDOR OVERLAY DISTRICT (RCOD)**

**SECTION 20.01 – PURPOSE:** The Route 23 Corridor Overlay District (“RCOD”) is created pursuant to Section 519.021(C) of the Ohio Revised Code (“R.C.”) 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:

- Preserves unique or sensitive natural resources and integrates open space within developments.
- Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.
- Reduces erosion and sedimentation by minimizing land disturbance.
- Provides an opportunity for an appropriate mix of uses.
- Enables an extensive review of design characteristics to ensure that projects are properly integrated into surroundings and are compatible with adjacent development.
- Assures compatibility between proposed land uses through appropriate development controls.
- Preserves the streetscape along the roadways, maintaining the character and promoting safe pedestrian movement.
- 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.
- 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.

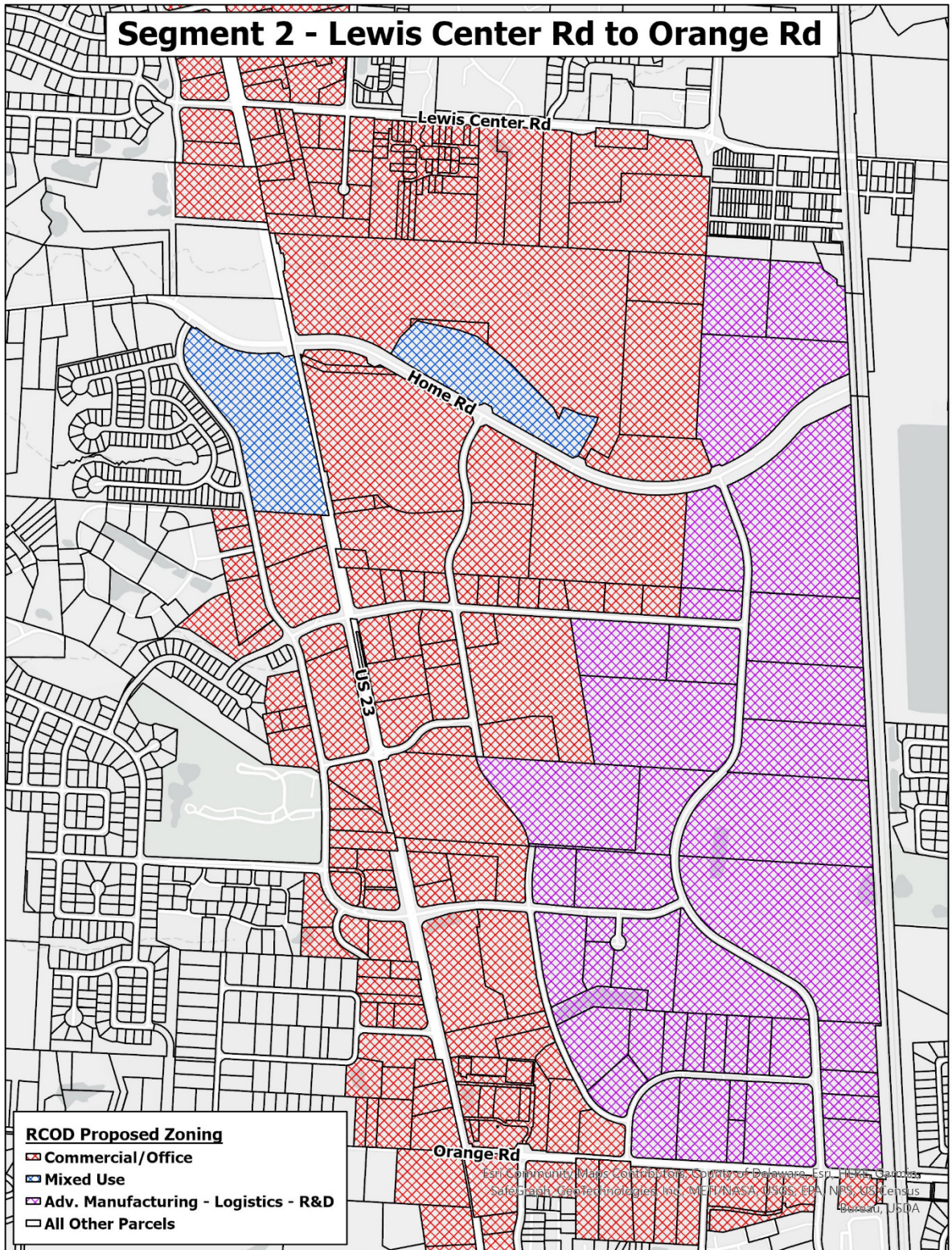
For purposes of this overlay, certain words have been defined in Section 20.10 of this Article. Said words are also capitalized throughout this Article.

**SECTION 20.02 – 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 Section 20.04, 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 Article XX and all other applicable Articles of the Orange Township Zoning Resolution (“the Zoning Resolution”).



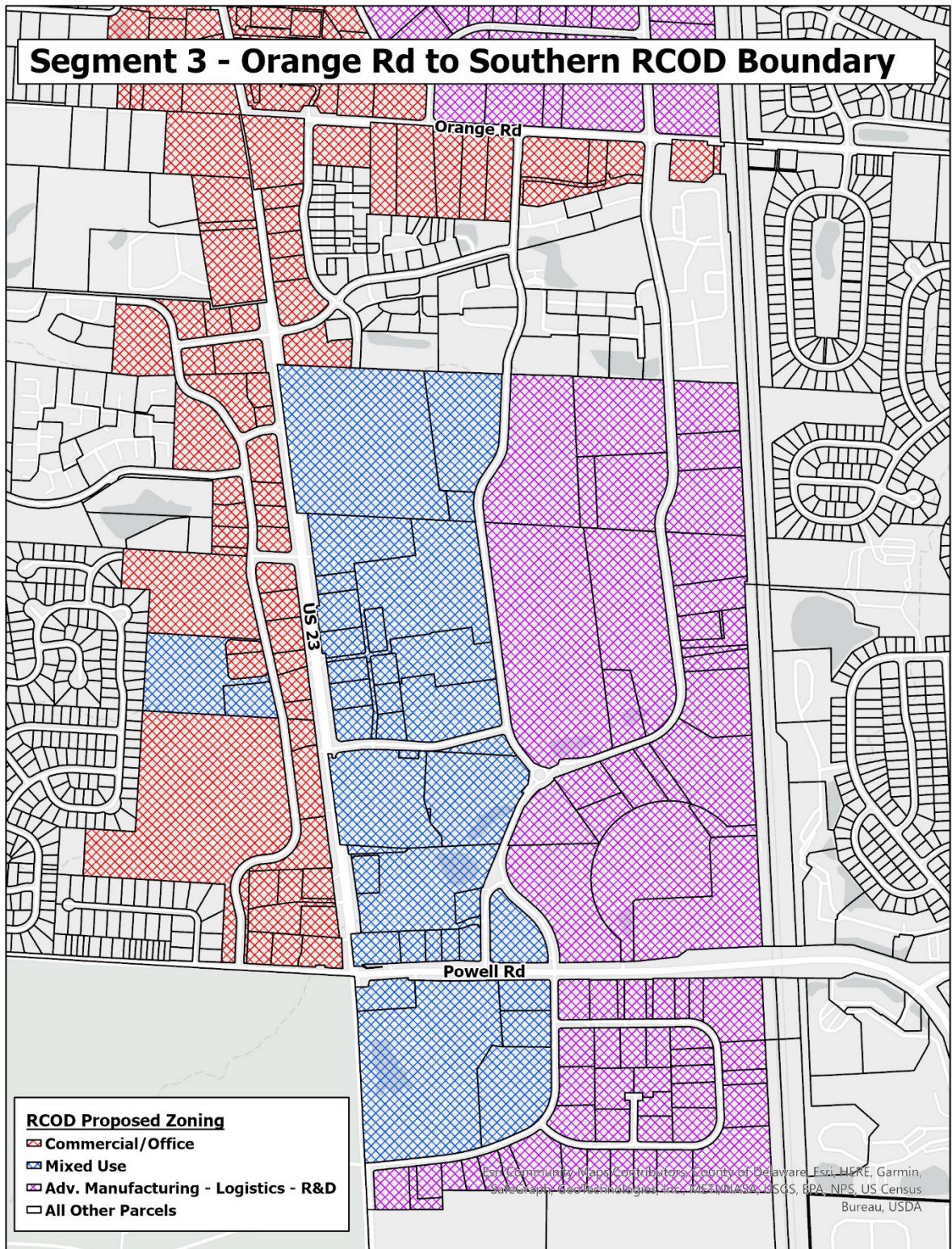


## Segment 2 - Lewis Center Rd to Orange Rd





### Segment 3 - Orange Rd to Southern RCOD Boundary





**SECTION 20.03 – SUBAREAS:** The following subareas are hereby established as listed below and defined on the above overlay maps.

- a) Commercial – Office
- b) Advanced Manufacturing – Logistics – Research and Development
- c) Mixed Use

**SECTION 20.031 – 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.

- a) Segment Area 1 – Shanahan Road to Lewis Center Road - 400 units
- b) Segment Area 2 – Lewis Center Road to Orange Road - 325 units
- c) Segment Area 3 – Orange Road to the shown southern RCOD Boundary Line - 250

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.

Each applicant for 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-Family, Mixed Use, Townhomes, and Two and/or Three Family detached residential units allowed within a given Segment Area, in accordance herewith.

**SECTION 20.04 – PROCEDURE:** All applications to submit property to the RCOD regulations shall follow the procedures outlined below:

- a) **Pre-application Meeting:** 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.



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.

- b) **RCOD Development Plan Schedule:** 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 completed application, as determined by the Zoning Inspector, shall be considered the “submittal date” of said application.

Each year the Zoning Commission shall adopt an RCOD Work Session Schedule that includes one work session per month within forty-five (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.

- c) **Application and Development Plan:** The applicant shall prepare and submit a formal application and Development Plan, with a minimum of five (5) 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.

The application shall include a Development Plan and be accompanied by the following supporting information and documentation in text and map form:

- i. A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the Tract to be developed.
- ii. 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.
- iii. 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.
- iv. A Traffic Impact Study (TIS) may be required as indicated below:
  1. 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:
    - a. No TIS Required.
  2. 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:

- a. 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.
  - b. 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.
  - c. 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 Section 20.04.
3. Vehicle trips shall be determined by utilizing the ITE Trip Generator Book (8<sup>th</sup> Edition or most current publication).
  4. 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.
  5. 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-party Engineering firm or the County Engineer's office to review and approve the recommendations of the TIS.

d) **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. An exhibit demonstrating environmentally-sensitive areas such as the 100-year floodplain, wetlands, and slopes greater than 20 percent.
- xiv. Any stream delineations and mitigation setbacks required by the Ohio Environmental Protection Agency's (OEPA) Olentangy Permit.
- xv. 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.
- xvi. 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 location, detention basins and drainage structures shall be drawn. Detailed engineering is not required.
- xvii. A copy of letters from the following entities:
  1. County Engineer or roadway maintaining authority stating that the proposed access and sight distance is adequate.
  2. Water and Sewer District stating that water and sanitary sewers are available and have sufficient capacity to serve the proposed land uses.
- xviii. Proposed street grades and preliminary sewer size slope.
- xix. Building setback lines with dimensions.
- xx. Layout, location, dimensions of any existing and proposed structures. Any existing structures to be demolished when developing the Tract must be labeled as "to be removed".
- xxi. Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development.

- xxii. Preliminary drawings for buildings to be constructed, including preliminary floor plans, exterior elevations and sections.
- xxiii. 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.
- xxiv. Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers, and loading zones from view.
- xxv. 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 lane improvements on existing public roads.
- xxvi. Accommodations and access for emergency and fire-fighting apparatus.
- xxvii. A detailed Signage Plan showing the location, type, dimensions and features of all signage.
- xxviii. A detailed Exterior Lighting Plan that includes:
  - 1. 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 is required.
    - g. The fixture lamp type (i.e. low pressure sodium, metal halide, etc.) shall be indicated on the proposed plans;
    - h. The proposed height of the lighting fixtures; and
    - i. The hours of use of the lighting fixtures.
- xxix. 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 planning and rendering(s) of how that section of the development would look in elevation.
- xxx. 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.
- xxxi. 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.

- xxxii. The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.
  - xxxiii. The applicant may request a divergence from the development standards set forth in Article XX. 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 Article XX. 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.
  - xxxiv. Any other information, as may be required by the Orange Township Board of Trustees, in order to determine compliance with this Zoning Code.
  - xxxv. 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 his or her seal to the drawings must be licensed to practice in the state of Ohio.
  - xxxvi. An executed acknowledgment from the Applicant requiring that all real property put to a commercial or 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.
- e) **Zoning Inspector:** After receipt of completed application materials and required fees, the Zoning Inspector shall forward said materials to both the Zoning Commission and Township Trustees for further action under this Article XX, including, but not limited to, this Section.
- f) **Zoning Commission:** 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 Session(s). 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.

The Zoning Commission's informal feedback during this Work Session is advisory to the applicant and Zoning Inspector and is non-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 Article XX or any other applicable Township, County, or State statutes or rules. Ohio's Open

Meetings 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.

- g) **Board of Trustees Action:** The Board of Trustees shall schedule and hold a public hearing within thirty (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 ten (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 thirty (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.
  
- h) **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 created under Section 715.72 of the Ohio Revised Code and in which Orange Township is a contracting party (a "JEDD"). 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 or 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 or 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 or 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-family 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.



- i) **Basis of Approval:** In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:
- i. If the proposed Development Plan is consistent with the purpose, criteria, intent, and standards of this Article and Zoning Code, 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.
  - ii. If the proposed Development Plan meets the design features and development standards required in this Article and Zoning Code or otherwise are listed and approved as divergences.
  - iii. 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 approved sewage disposal systems.
  - iv. 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.
  - v. Such other considerations which promote public health, safety, and welfare may be deemed relevant by the Board of Trustees.

In approving 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.

- j) **Effect of Approval.** The Board of Trustees' action on a proposed Development Plan under this Article shall not be considered to be an amendment to the Township Zoning Resolution 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 Article, 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.
- k) **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.

- l) **Development Plan Approval Period:** The approval of the Development Plan shall be effective for a period of five (5) 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 20.04(1) 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.
- m) **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.
- n) **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:
    1. An increase in five (5) percent or more in setback reduction.



2. An increase in five (5) percent or more on lot coverage, thus reducing open space.
3. An increase in five (5) percent or more on building and any structure height.
4. An increase in five (5) percent or more on signage height, setback and sign area.
5. A substantial change in building materials. (i.e. from brick to vinyl).
6. A decrease in ten (10) percent or more on landscaping and screening features.
7. Any increase in the number of dwelling units.

**Staff can determine if other proposed amendments are substantial and therefore must be approved by the Township Trustees.**

The Township Trustees shall schedule and hold a public hearing within forty-five (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 Article XX. 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.

- ii. **Minor Amendments.** 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.

All other proposed amendments, other than what is outlined in (n)(i) above, shall be considered a minor amendment.

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.

- iii. 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.

- iv. 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.
- o) **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.

**SECTION 20.05 – PROHIBITED USES:** The following uses are prohibited in all subareas of the RCOD:

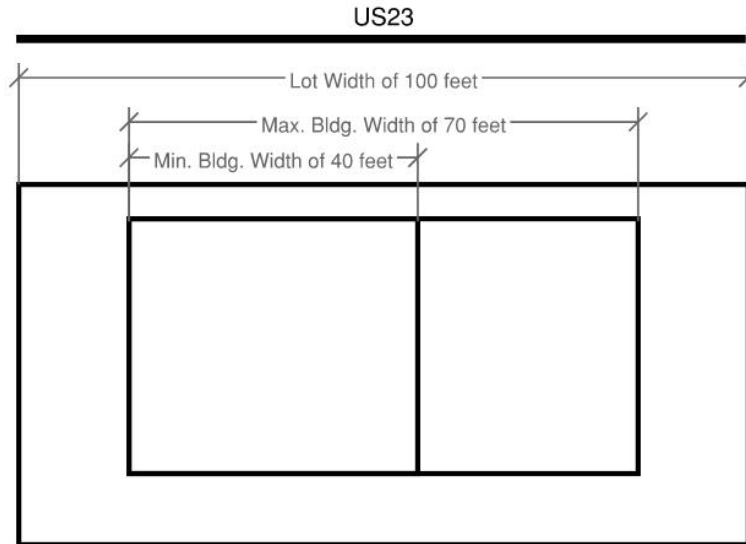
- a) Uses not specifically authorized by Article XX of the Zoning Resolution, shall be prohibited. Such uses that are expressed in other Articles of the Zoning Resolution, shall only be approved as part of a zoning amendment and/or rezoning process as outlined in R.C. 519.12
- b) Motor-vehicle sales, pawn shops, check cashing or short-term loan establishments as a primary use, tattoo parlors, and skill game establishments are strictly prohibited.
- c) The outdoor storage of inoperable, unlicensed or unused vehicles, including trailers detached from semi-tractors, for a period exceeding fourteen consecutive (14) days is prohibited.
- d) The outdoor storage of boats and recreational vehicles is prohibited.
- e) No trailer or equipment of any type shall be parked in front of the established front building line on any Lot within the applicable subarea. If a structure is located on said Lot, the building line shall be considered the front wall of the structure.
- f) Adult Entertainment Establishments per Article XVIII of the Orange Township Zoning Resolution are prohibited.
- g) Truck service centers of any kind are prohibited.
- h) No mobile home or movable structures shall be placed or occupied in this district, except however, temporary structures such as manufactured/mobile offices and temporary buildings may be used incidental to construction work on the premises or on adjacent public projects or during a period while the permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for twelve (12) months and may be renewed not more than once for a total combined period of time under all issued permits not exceeding twenty-four (24) months. Renewal of the permit shall be at the discretion of the Zoning Inspector on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Inspector may require provisions for sanitary waste disposal, solid waste disposal, and water supply, as he/she deems necessary. The fees for such permit and renewals thereof shall be established by the Board of Township Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit.

- i) No trash, debris, unused property, or discarded materials shall be permitted to accumulate on any Lot or Parcel which creates an eyesore, hazard, or nuisance to the neighborhood or general public.
- j) No commercial or business activity shall be conducted in a unit designed for residential use except for Home Occupations as provided in this Article.
- k) Fueling stations, Auto-Oriented Uses, and Standalone Drive Thru Facilities are prohibited.
- l) Any retail use that would occupy a gross floor area of over 50,000 square feet for a single user is prohibited.
- m) Any Multi-family except as permitted as part of a Mixed Use Development in Section 20.08.

**SECTION 20.06 - COMMERCIAL – OFFICE SUBAREAS:** All commercial and office uses shall comply with the following development standards, in addition to the General Development Standards in Section 20.09.

- a) **Permitted Uses:** The following uses shall be permitted in the Commercial - Office Subareas when developed and maintained in accordance with an approved development plan.
  - i. Commercial and office establishments of any type unless prohibited in Section 20.05.
  - ii. Transient Hotels, as defined in R.C. 3731.01, shall be limited to the daily rate.
  - iii. Schools, daycares, religious institutions, government offices, libraries, community centers, fitness/recreation centers, and post offices.
  - iv. Assisted Living Facilities.
  - v. Hospitals, medical facilities, nursing homes, hospices, or convalescent homes.
  - vi. Residential uses are prohibited within the Commercial-Office Subareas.
- b) **Minimum Tract Size per application:** No minimum
- c) **Minimum Lot Size:** No minimum
- d) **Building to Lot Width Ratio:** There shall be a minimum building to lot width ratio of 40 percent and a maximum building to lot width ratio of 70 percent

**Example – Minimum and Maximum Lot Width to Building Width Ratio**



**e) Right-of-Way Setback**

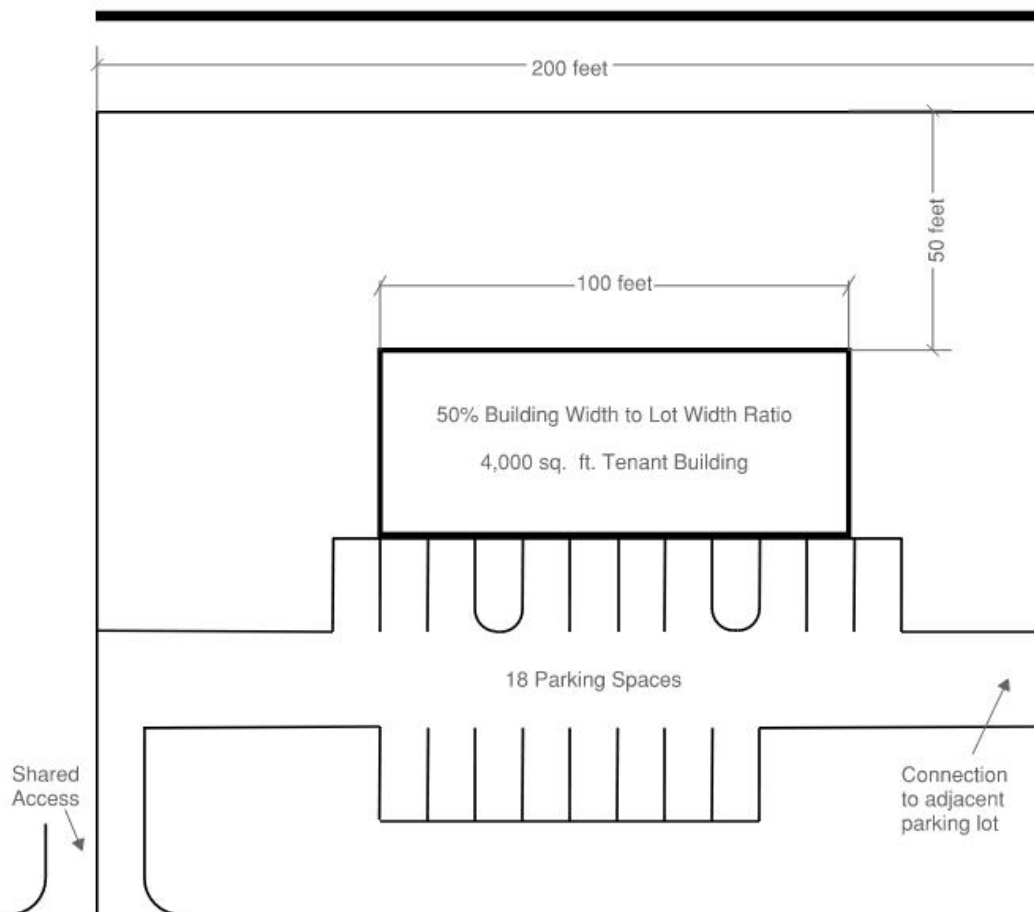
- i. Arterials: All structures shall have a minimum 50 feet setback and a maximum setback of 75 feet, measured from the Right of Way line Arterial roads are the following: US23, Hyatts Road, 750, Home Road and South Old State Road
  - ii. Collector Roads: All structures shall have a minimum 40 feet setback and a maximum setback of 65 feet, measured from the Right of Way line Collector roads are the following: Orange Road, East Powell Road, Shanahan Road and Lewis Center Road
  - iii. Local Roads: All structures shall have a minimum 30 feet setback and a maximum setback of 40 feet, measured from the Right of Way line
  - iv. 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 features or Sign that meets the requirements of this Article.
  - v. Road classifications are determined by Delaware County Thoroughfare Plan
- f) **Side Setback**: All structures shall be setback a minimum 15 feet from any Side Lot Line that abuts another commercial – office, advanced manufacturing – logistics – research and development; multi-family or mixed-use development. There shall have a minimum 100-foot setback from any Side Lot Line that abuts a designated Farm Residential or Single-Family area.
- g) **Rear Setback**: All structures shall be setback a minimum 25 feet from any Rear Lot Line that abuts another commercial – office, advanced manufacturing – logistics – research and development; multi-family or mixed-use development. There shall be a minimum



100-foot setback from any Side Lot Line that abuts a designated Farm Residential or Single-Family area.

- h) **Building Height Limits:** No building or structure constructed for the permitted uses shall exceed fifty (50) feet in height measured from the front of the door threshold to the highest point on the roof. Rooftop mechanical units, antennas, etc., may extend an additional ten (10) feet above the building for a total maximum combined structure and appurtenances height of sixty (60) feet.
- i) **Maximum Lot Coverage:** The total area covered by buildings, parking, and any Impervious Surfaces shall not exceed 80 percent of the total Lot Area.
- j) **Building Design and Materials:** The building design and materials for all commercial - office subarea uses shall comply with the requirements in Section 20.09(a).

### Example Commercial-Office Development – US23



**SECTION 20.07 - ADVANCED MANUFACTURING – LOGISTICS – RESEARCH AND DEVELOPMENT SUBAREAS:** All advanced

manufacturing- logistic – research and development subarea uses shall comply with the following development standards, in addition to the General Development Standards in Section 20.09.

- a) **Permitted Uses:** The following uses shall be permitted in the Advanced Manufacturing – Logistics – Research and Development Subareas provided they have no emissions of smoke, dust, or other particle matter, toxic or noxious materials, or odors and all business and storage is completely conducted in an enclosed building.
  - i. Advanced manufacturing uses that involve innovative technology to improve a product or process.
  - ii. Research and development centers for improving existing products or the development of new products.
  - iii. Warehousing and distribution centers.
  - iv. Storage and self-storage facilities including the marine services and the storage of boats and recreation vehicles.
  - v. Assembling or packaging of goods, materials or products.
  - vi. Medical, dental, and optical laboratories, including any offices associated with and supporting said laboratories.
- b) **Minimum Tract Size per application:** No minimum
- c) **Minimum Lot Size:** No minimum
- d) **Minimum Lot Width:** Shall equal at least one-half (1/2) the Lot depth.
- e) **Right-of-Way Setback:**
  - i. Arterials: All structures shall have a minimum 80 feet setback and a maximum setback of 100 feet, measured from the Right of Way line Arterial roads are the following: US23, Hyatts Road, 750, Home Road and South Old State Road
  - ii. Collector Roads: All structures shall have a minimum 50 feet setback and a maximum setback of 70 feet, measured from the Right of Way line Collector roads are the following: Orange Road, East Powell Road, Shanahan Road and Lewis Center Road
  - iii. Local Roads: All structures shall have a minimum 40 feet setback and a maximum setback of 60 feet, measured from the Right of Way line
  - iv. 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 Article.
  - v. Road classifications are determined by Delaware County Thoroughfare Plan
- f) **Side Setback:** All structures shall be setback a minimum 15 feet from any Side Lot Line that abuts another Commercial – Office, Advanced Manufacturing – Logistics – Research

and Development; multi-family or Mixed-Use sub area. There shall be a minimum 100-foot building Setback and 50-foot parking setback from any Side Lot Line that abuts a designated Farm Residential or Single-Family area.

- g) **Rear Setback:** All structures shall be setback a minimum 25 feet from any Rear Lot Line that abuts another commercial – office, advanced manufacturing – logistics – research and development; multi-family or mixed-use sub area. There shall be a minimum 100-foot building Setback and 50-foot parking setback from any Rear Lot Line that abuts a designated Farm Residential or Single-Family area.
- h) **Building Height Limits:** No building or structure constructed for the permitted uses shall exceed sixty (60) feet in height measured from the front of the door threshold to the highest point on the roof. Rooftop mechanical units, antennas, etc., may extend an additional ten (10) feet above the building for a total maximum combined structure and appurtenances height of seventy (70) feet.
- i) **Maximum Lot Coverage:** The total area covered by buildings, parking, and any Impervious Surfaces shall not exceed 80 percent of the total Lot Area.
- j) **Building Design and Materials:** The design and materials for manufacturing and logistic subarea uses must comply with the requirements in Section 20.09(a).

**SECTION 20.08 - MIXED USE SUBAREAS:** All Mixed-Use subareas shall comply with the following use and development standards, in addition to the General Development Standards in Section 20.09.

- a) **Permitted Uses:** In order to promote active uses in a walkable setting, the following uses are permitted:
  - i. Mixed Use Development as defined in Section 20.10.
  - ii. Commercial and office establishments of any type unless prohibited in Section 20.05.
  - iii. Bed and Breakfasts
  - iv. Schools, daycares, religious institutions, government offices, libraries, community centers, fitness/recreation centers, and post offices.
  - v. Mixed Use Buildings which include a mix of commercial/office uses on the ground floor and offices or studio, one, two- or three-bedroom units on the upper floors.
    - i. Hotels are permitted as part of a Mixed-Use Building. The building may contain hotel lobby, meeting spaces, restaurants and offices. Rental rooms shall be limited to the upper floors. Hotels shall be limited to the daily rate.
  - vi. Parks and open spaces, including central open spaces, passive open spaces and active open spaces.
  - vii. Home Occupations in accordance with Section 20.09(k).

b) **Minimum Tract Size per development plan** : five (5) acres

c) **Open Space:** There shall be a minimum of 20 percent of gross Tract acreage reserved as open space within a proposed Mixed-Use Development Plan. If a proposed development plan includes twenty (20) or more acres, a minimum of ten (10) percent of the gross Tract acreage must be reserved as a Central Green Space. The remaining 10 percent 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.

d) **Residential Density**

- i. The number of permitted dwelling units in the Mixed Use Subarea 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 (8) dwelling units per acre, unless density bonuses are granted per the following requirements.
- ii. Density Bonuses: If additional open space is reserved or amenities are provided within the open space, the density for the multi-family area to be developed may be increased as follows:
  1. **Additional Open Space:** Add 0.1 dwelling units per acres for each 1 percent open space provided above and beyond the required 20 percent. The density bonus for additional open space shall be capped at 0.5 additional dwelling units per acre (5 percent increase in open space).
  2. **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):
    - Paved Patio with appropriate benches or park seating



- Swimming Pool
  - Club House
3. Other Features: Add 0.1 dwelling units per acre for each of the following features included throughout the multi-family development:
- Bicycle racks
  - Fitness Area
  - Gazebo/Pavilion with appropriate seating
  - Fire pits with appropriate seating
  - Bocce court
  - Pickleball court
  - Tennis court
  - Dog park
  - Community gardens
4. In no case shall the gross density for Townhomes, Common Wall Dwelling Units or Multi-Family Building development exceed eight (8) dwelling units per acre (without amenities) and ten (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.

- iii.** The density requirements outlined in this Section 20.08(d) 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 Section 20.08(g).

**b) Mixed Use Buildings – Maximum Floor Area Ratio**

Mixed-Use Buildings shall have a maximum Floor Area Ratio of .50. Residential uses may only be permitted on the upper floors of a Mixed-Use building and each unit must be a minimum of 600 square feet.

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
<b>Total Square Footage</b>			<b>43,560</b>

**c) General Layout Requirements:**

- i. Streets shall comply with the connectivity requirements in Section 20.09(e).
- ii. The use of cul-de-sacs should be minimized within the Mixed-Use subareas. When the use of a cul-de-sac is necessary, then its length shall not exceed 400 feet.
- iii. 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.

d) **Development Standards:** The development standards in Table 1 shall apply:

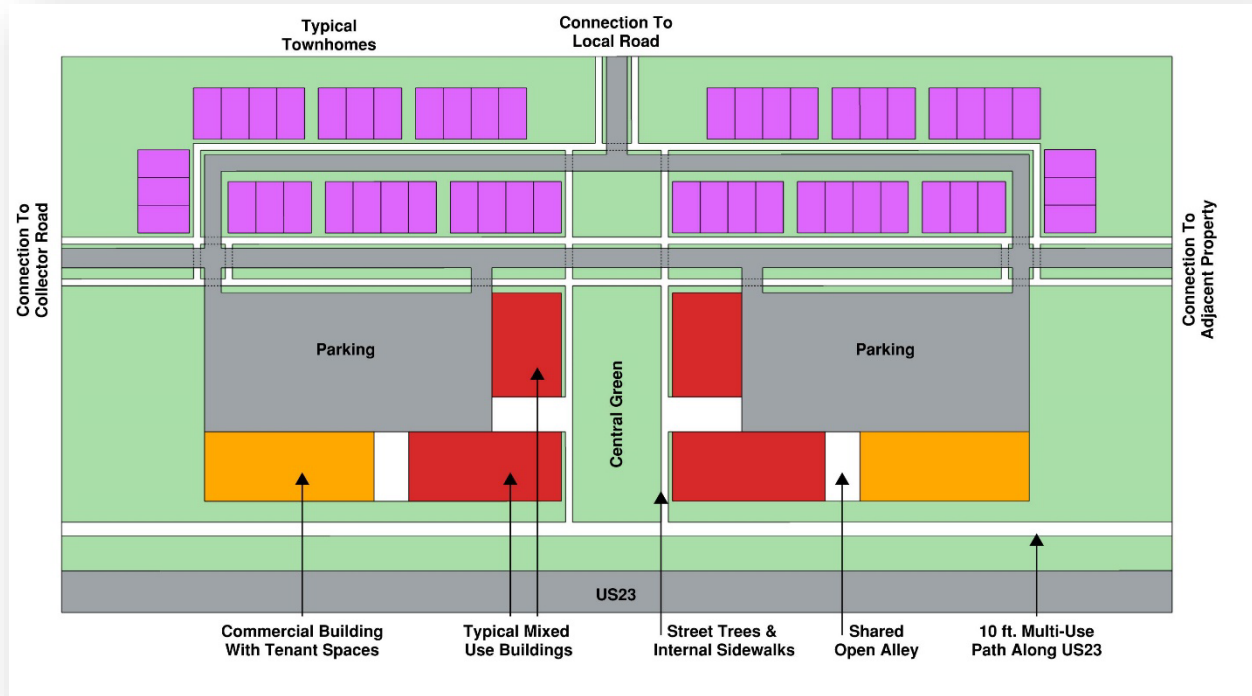
<b>Table 1 – Mixed Use Subarea Only</b>	<b>Commercial – Office (including Mixed Use Buildings)</b>	<b>Townhomes and Two and/or Three Family Residential Unit Buildings</b>	<b>Multi-Family Buildings</b>
<b>Minimum Lot Size</b>	10,000 sq. ft.	2,400 sq. ft. per Dwelling Unit	10,000 sq. ft. per building
<b>Minimum Lot Width</b>	70 feet	24 feet per interior unit and 45 feet per end unit	100 feet
<b>Right-of-Way Setback (Arterial)</b>	Tract or Lot: Minimum 50 feet and Maximum 75 feet	Minimum 50 feet and Maximum 75 feet	Minimum 50 feet and Maximum 75 feet
<b>Right-of-Way Setback (Collector)</b>	Tract or Lot Maximum 40 feet	Max. 40 feet	Minimum 40 feet and Maximum 65 feet
<b>Right-of-Way (Local/private Road)</b>	Tract or Lot Maximum 30 feet	Maximum 40 feet	Minimum 30 feet and Maximum 40 feet
<b>Minimum Side Setback</b>	15 feet	12 feet	15 feet
<b>Minimum Rear Setback</b>	25 feet	25 feet	25 feet
<b>Tract Boundary Setback when abutting a designated farm or single family residential area</b>	100 feet	50 feet	50 feet
<b>Maximum Lot Coverage</b>	80 percent	75 percent	75 percent
<b>Maximum Building Height***</b>	60 feet	35 feet	50 feet
<b>Min. Distance Between Buildings on Same Lot</b>	20 feet	12 feet	20 feet
<b>Building to Lot Width Ratio along Arterial Road</b>	Minimum 40 and Maximum 70 Building to Lot Width Ratio	Min. 40 and Maximum 70 Building to Lot Width* Ratio	Minimum 40 and Maximum 70 Building to Lot Width Ratio

- i. 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 features or Sign that meets the requirements of this Article.

- ii. 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 20.09(e). In such cases, appropriate cross access easements must be established.
  - iii. Rooftop mechanical units, antennas, etc., may extend an additional ten (10) feet above the building.
  - 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-Family area.
- e) **Building Design and Materials:** The design and materials for all uses in the Mixed-Use subareas uses must comply with the requirements in Section 20.09(a).

**Example Layout of a Mixed Use Development:**



**SECTION 20.09 – RCOD GENERAL DEVELOPMENT STANDARDS:** The general development standards of the RCOD shall apply to all new developments,



redevelopments, additions, Accessory Structures and major site modifications for all uses including, but not limited to, commercial, office, industrial, institutional, religious, governmental, mixed use, and multi-family residential. These general development standards ensure consistency and quality throughout the RCOD and each Parcel's development.

- a) **Architectural Requirements:** Buildings in all subareas shall have four-sided architecture. Buildings shall have the same caliber of finish on all elevations. Building additions and Accessory Structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure. The following standards shall also apply to structures for the following uses:
- i. **Commercial, Office, and Mixed-Use Buildings:**
1. Blank walls shall not be permitted. For buildings facing a public right-of-way, there shall be a minimum of three (3) design elements per every one hundred (100) linear feet. For buildings not facing a public right-of-way, there shall be a minimum of two (2) design elements for every one hundred (100) linear feet.  
Typical design elements are as follows:
    - a. A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Board of Trustees, as applicable;
    - b. A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered one element;
    - c. Portico;
    - d. Dormers;
    - e. Projecting canopy;
    - f. Masonry water table;
    - g. Trellis containing plantings;
    - h. A gabled vent of at least four (4) square feet in area;
    - i. Patio, deck, or similar feature; or
    - j. A similar significant permanent architectural feature consistent with the style of the building upon approval of the Board of Trustees as applicable.
    - k. Additional elements will be considered and determined by the Board of Trustees
  2. All elevations shall have similar style, materials, colors and details.
  3. Façade Appearance. A building frontage that exceeds a width of fifty (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.
  4. Materials.

- a. Predominant Materials. All exterior walls shall be comprised of eighty (80) percent of natural materials or of synthetic materials that the township has deemed to mimic the look of natural materials. This permitted list of materials includes only the following: brick, stone, cultured or cast stone, E.I.F.S., wood, or fiber cement. Foundations must be clad with the same natural material utilized on building to blend with the overall architecture of the structure. Exposed cement block or split face block foundations shall be prohibited.
  - b. Accent Materials: Fiber cement, E.I.F.S., and like materials may be used as accents provided the total square footage of accent material does not exceed twenty (20) percent of the gross exterior building wall square footage. Other natural materials may also be incorporated into the building's exterior design. Vinyl and/or aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters, and shutters.
  - c. Glass. The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the board of Trustees, as applicable.
5. Roofing. All single-story buildings shall have a pitched roof or pitched appearance. Multi-story buildings may be permitted to have flat roofs. When pitched roofs are utilized, they shall be constructed of dimensional shingles, standing seam metal, slate or simulated slate.
  6. In-Line Retail Exemption. 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.
  7. For buildings in the Commercial Subarea only (drive thrus are prohibited in Mixed Use subareas):

Drive Thru Features (excluding Standalone Drive Thru Facilities). A drive thru, if permitted and deemed appropriate for the site, shall be designed as an integral part of the structure it serves. Features incorporated with a drive thru including, but not limited to, canopies, awning, and support posts shall match the materials and color scheme of the building they are serving. Drive thru features 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. Drive thrus may not abut a residential district.

### **Example Rendering of a Commercial Building**



- ii. **Advanced Manufacturing – Logistics – Research and Development**
  1. **Façade.** Sides of building visible from a public right-of-way shall be broken up with architectural design elements, landscaping, or a combination thereof.
  2. **Use of Color.** 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.
  3. **Glass.** The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the Board of Trustees, as applicable.
  4. **Pole Building Prohibited.** All buildings shall be constructed on a continuous, permanent foundation. Pole buildings shall not be permitted.

### **Example Rendering of an Advanced Manufacturing Building**



iii. Multi-Family Building, Townhomes Units

1. Each elevation of a Multi-Family Building must include design elements per Section 20.09(a)(i)(1).
2. Townhomes shall provide design elements as follows: side or rear elevation must contain at least two (2) design elements. Each front elevation must contain at least three (3) design elements per dwelling unit contained within the building. On two-story dwellings, each story on a single elevation shall contain at least one (1) design element. Typical “design elements” are listed, but this list is not all-inclusive:
  - a. A door of at least seventeen (17) square feet in area;
  - b. A window of at least six (6) square feet in area. Windows with a horizontal separation of less than ten (10) feet shall be considered as one (1) design element. Sets of adjacent windows, such as double or bay windows, shall be considered as one (1) design element;
  - c. A chimney;
  - d. A gable vent of at least four (4) square feet in area;
  - e. Porches, decks or similar structures or



- f. A similar significant permanent architectural feature consistent with the style of the building upon approval by the Orange Township Board of Trustees.
3. All garages facing a public right-of-way must 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 other garages or unenclosed parking spaces must be located behind the building's front façade.
  - a. When a garage faces a public right-of-way, it shall comprise no more than thirty percent (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.
4. Exterior cladding material used on all principal and Accessory Structures shall be brick, stone, cultured or cast stone, EIFS, 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.
5. Foundation that are exposed more than six inches (6") materials shall be brick, stone, stamped concrete, or a textured concrete block compatible with the structure.
6. 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-Family Building**



b) **Landscaping: Buffering, Landscaping and Screening.**

i. All Subareas: The following requirements apply to all Subareas:

1. Street Trees. Throughout the Setback area along an existing or planned public Right-of-Way, there shall be a minimum of one (1) street tree per twenty-five (25) lineal feet. Trees may be deciduous, coniferous or a combination thereof. This requirement shall not apply in the areas of ingress and egress, or to existing trees which are undisturbed by the project. Deciduous street trees shall be placed in a maintenance easement adjacent to the right-of-way
2. Grass (seed or sod), shrubs, trees, garden planting areas or other appropriate landscaping materials shall be planted in all exterior areas. Other groundcover, such as ivy, may be planted in exterior areas which are not occupied by required landscaping material or required for drainage.
3. All trees required by these RCOD Development Standards, or other applicable standard, shall meet the following minimum tree sizes at the time of planting:



Example: Street Trees

<u>Tree Type</u>	<u>Minimum Size at Time of Planting</u>
Deciduous Trees	2 inch caliper
Coniferous	5 feet in height

4. All plants shall meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen. In no event shall any plant species or tree identified as an invasive species in Ohio be permitted.
5. All trees and landscaping shall be well maintained. Dead trees, shrubs and other landscaping material shall be promptly removed and, when required, shall be replaced within six (6) months.
6. Tree Preservation. Reasonable and good faith efforts will be made to preserve existing trees. Consideration shall be given to laying out service roads, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas and individual trees. Additionally, standard tree preservation practices must be used to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

ii. In addition to the above standards, the following regulations shall apply:

1. Parking Lot Screening. Any surface parking areas adjacent to an existing or planned public right-of-way shall be screened from the respective right-of-way with a minimum of a thirty-six (36) inch continuous planting hedge. The height shall be measured from the adjacent parking area.

2. Parking Island Landscaping. All parking islands required in Section 20.09(d)(iii) shall have a minimum of one shade tree with a minimum of 2" in caliper and include a minimum of fifty (50) square feet of other plant material. The remaining area of the landscaped island shall be planted with grass. The use of mulch shall be prohibited within the landscaped islands.



Examples: Parking island with landscape material

3. Screening Between Uses. A continuous planting hedge and tree combination to provide screening between non-residential and residential uses shall be installed. The required planting hedge and tree combination shall be a minimum of five (5) feet in height at the time of installation. Fencing may be incorporated to provide additional screening.



c) **Mechanical Equipment, Production Storage and Service Areas, Trash Containers, Loading Zones.** The following regulations apply to all subareas:

- i. Mechanical Equipment. All external mechanical equipment shall be screened from adjacent existing or planned public rights-of-way with materials that are similar to or the same as those used on the adjacent building façade, or with landscaping. This requirement shall include rooftop equipment and ground mounted mechanical equipment.
- ii. Service Areas, Production areas, Service areas, Storage Areas, Trash Containers, and Loading Zones. Production areas, service areas, storage areas, trash containers and loading zones shall be located at the rear or the side of the building if the side is not oriented towards an existing or planned public right-of-way, private street, or an existing or proposed residential area. They shall be effectively screened from all adjacent property lines, existing or planned public rights-of-way and private streets as follows:

1. Production areas, service areas, and loading zones: Screening of such areas shall consist of either landscaping or walls accented with landscaping materials. Screening consisting of walls shall utilize the same or similar materials as those used on the principals building.
2. Trash containers and storage areas: Trash containers 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 or the material within the storage area to be screened. Said wall or fence must be constructed with the same or similar materials as those used on the principal building and must be accented with landscaping. So that the trash container or storage area can be accessed, a solid, decorative gate of the same height as the wall/fence shall be utilized as screening on the fourth side of said trash container or storage area.

**d) Parking**: Parking lot areas shall be designed and constructed to minimize the visual impact of the parking area, minimize production of excess heat and prohibit any adverse effects on drainage. Appropriately sized landscaped areas shall be provided within each parking lot area allowing for a variety of shade trees to be planted. In order to accomplish these goals, all off-street parking lot areas shall be designed and constructed using the "Parking Bay" concept, which consists of parking spaces grouped together, with each Parking Bay separated by landscaped tree islands as further defined in the following sections.

- i. Parking Lot Location: All parking lots shall be located behind or to the side of the principal building, except as otherwise provided for herein.
  - a. All Parking Lots facing a public right-of-way shall be located behind or to the side of the principal building and shall not encroach the minimum Right-of-Way Setback, except as noted in the Advanced Manufacturing – Logistics – Research and Development Subarea (see Section 20.07 (e)(iv)). Driveways running perpendicular to a public or private street, which are used to connect the parking lot to the public or private street, are exempt from this requirement.
  - b. Parking lots may encroach into a required internal Side or Rear Setback but in no case shall the parking be closer than five (5) feet to internal lot lines, 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 20.09(e). In such cases, appropriate cross access easements must be established.
- ii. Parking Bays: No Parking Bay shall contain more than twenty-four (24) parking spaces, with a maximum of twelve (12) spaces in a single row in commercial – office, mixed use and multi-family subareas. In the Advanced Manufacturing – Logistics – Research and Development subarea, no Parking Bay shall contain more than forty-eight (48) parking spaces, with a maximum of twenty-four (24) spaces in a single row.

- iii. Parking Lot Islands: Each landscape island in a single loaded parking stall design shall have a minimum area of one hundred sixty-two (162) square feet with a minimum width of nine (9) feet. Each landscape island in a double loaded parking stall design shall have a minimum of three hundred twenty-four (324) square feet with a minimum width of nine (9) feet.
- iv. Parking Lot Screening: All parking lots shall be screened in accordance with Section 20.09(b).
- v. Number of Parking Spaces: Every Development Plan within the RCOD shall include a detailed Parking and Loading Space Plan, which shall comply with these general requirements as well as any specific parking requirements within the applicable subarea standards. Due to the unique nature of the Route 23 Corridor, parking requirements for all development within the RCOD are being established to encourage efficient use of parking areas by establishing a maximum number of spaces required and permitting sensible shared parking to reduce Impervious Surfaces and increase green space. The Total Number of Required Parking Spaces shall be calculated for each separate use within the proposed Development Plan. In no case shall the total number of parking spaces for a particular use be less than the Minimum nor more than the Maximum Number of Required Parking Spaces for said use based upon the below chart. When calculating the required number of spaces, fractional numbers shall be increased to the next whole number.

<b>Table 2a – Parking by Use</b>	<b>Minimum Number of Required Parking Spaces</b>	<b>Maximum Number of Required Parking Spaces</b>
<b>General Retail - Personal Services</b>	1 space per 265 square feet	1 space per 225 square feet
<b>Restaurants, Bars, Coffee and Ice Cream Shops</b>	1 space per 100 square feet	1 space per 75 square feet
<b>Library</b>	1 space per 250 square feet	1 space per 200 square feet
<b>Movie Theater</b>	.25 spaces per seat	.3 spaces per seat

<b>Hospital/Nursing Home/Hospice</b>	1 space for every bed plus 1 space for each employee on largest shift	1 space for every bed, 4 spaces for every 1,000 square feet of inpatient treatment area, and 5 parking spaces for every 1,000 square feet of outpatient treatment area
<b>Professional Offices - Open Floor Plan</b>	1 space per square 175 feet	1 space per 150 square feet
<b>Professional Offices - Traditional Floor Plan</b>	1 space per 300 square feet	1 space per 250 square feet
<b>Medical Office</b>	1 per 225 square feet	1 space per 200 square feet
<b>Flex/Advanced Manufacturing</b>	2 spaces per 1,000 square feet	2.5 spaces per 1,000 square feet
<b>Warehouses</b>	1 space per employee on largest shift	1.5 space per employee on largest shift plus 1 space per vehicle stored on site
<b>Daycare</b>	1 space for every 7 children and 1 space for each employee on the largest shift	1 space for every 5 children and 1 space for each employee on the largest shift
<b>Assisted Living Facilities</b>	1 space for every 2.5 Dwelling Units plus 1 space for every 2 employees	1 space for 2 Dwelling Units plus 1 space for every 2 employees on largest shift
<b>Independent Senior Living Facilities</b>	.85 spaces per Dwelling Unit	1 space per Dwelling Unit
<b>Multi-Family Dwelling Units, Townhomes</b>	1 Space per Dwelling Unit	3 spaces per Dwelling Unit
<b>Recreational Uses</b>		
Mini-Golf, Batting Cage	1 per tee or cage	1.5 per tee or cage
Bowling Alley	3 per lane	4 per lane

Recreation/Fitness Centers	7 spaces per 1,000 square feet	8 spaces per 1,000 square feet
Outdoor recreation fields	50 per field	75 per field
Ice or Skating Rink	1 per 200 square feet	1 per 150 square feet
*utilize gross square footage whenever there is a reference to square feet		

- vi. Handicap accessible parking spaces shall be provided in accordance with the American with Disability Act requirements.
- vii. All parking spaces shall be a minimum of 9 feet in width and 18 feet in length measured rectangularly and shall be served by aisleways of a minimum of 24 feet in width to permit easy and smooth access to all spaces.
- viii. All common areas and adjacent driveways shall be paved with asphalt material or cement and parking spaces shall be striped. Green or pervious pavers/pavement may be approved by the Board of Trustees provided they meet the requirements of the Fire Department and mechanisms for long term maintenance are provided. The use of gravel for parking lots shall be prohibited.
- ix. Mixed Use Development Parking: When a mix of uses creates staggered peak periods of parking (see Table 2), the total parking requirements for the uses in a Development Plan may be reduced up to fifteen (15) percent below the Total Minimum Parking Requirements for all uses, provided a shared Parking Plan is approved by the Board of Trustees during Development Plan approval. The shared parking plan must be based upon the number of originally required spaces for differed uses or facilities sharing the same parking area and documentation that the required parking needed for different uses at different days and times generally based upon Table 2. Parking spaces included in the shared parking plan must be distributed in a manner that provides parking spaces within a reasonable distance from all proposed uses as determined by the Board of Trustees during Development Plan approval. Shared parking must remain under common ownership providing access to all users of the shared parking. If common ownership is not proposed, the Board of Trustees may require documentation of shared access agreements to be provided.

Table 2b



<u>Weekday Peaks</u>	<u>Evening Peaks</u>	<u>Weekend Peaks</u>
Banks	Bars	Retails Uses
Professional Offices	Ice Cream Shops	Movie Theaters
Medical Offices	Restaurants	
Library	Movie Theaters	
Daycare		
Coffee Shops		

x. Loading Spaces:

1. All loading spaces must be located to the side or rear of the principal structure and screened in accordance with Section 20.09(c) and are prohibited within any Right-of-Way Setback.
2. A loading space shall consist of a rectangular area adequate for loading and unloading and be accessible from a maneuvering area.
3. All loading spaces and maneuvering areas shall be located on the same Lot as the use they are intended to serve.
4. A required loading space shall have a clearance height of not less than 15 feet and shall have minimum dimensions of not less than 12 feet in width and 50 feet in length, exclusive of any driveway, aisle, or other circulation area.
5. The number of off-street loading spaces required for various types of uses shall be no less than as set forth in the following:

- a. Commercial – Office subarea: Each use in this subarea shall provide loading spaces based on gross floor area as follows:

Less than 250,000 square feet = one space

Over 250,000 square feet = one space for each 250,000 square feet or portion thereof.

- b. Advanced Manufacturing – Logistics – Research and Development: Each use in this subarea shall provide loading spaces based on gross floor area as follows:

Under 10,000 square feet = none.

10,000 square feet or more but less than 75,000 square feet = one space.

75,000 square feet or more but less than 150,000 square feet = two spaces.

150,000 square feet or more but less than 300,000 square feet = three spaces

Over 300,000 square feet = one space for each 100,000 square feet or portion thereof.

The loading space requirements for buildings with multiple uses or tenants shall be determined based on the aggregate total of gross floor area of all uses or tenants.

**e) Access and Connectivity:**

- i. Access: Access to US 23 shall be limited to those locations approved by ODOT. All other access points shall be approved by the applicable permitting authority. On township roads, there shall be a minimum of 200 feet between access points.
- ii. Vehicular Connectivity (Access Roads and/or Parking Lot Connections): The overall design within the Development Plan must provide for vehicular connectivity between properties within the Development Plan as well as future connections to adjacent properties outside of the Development Plan boundaries. This requirement could be achieved through access roads (at the rear of the property or running parallel to an existing/proposed public road) and/or through the use of cross access easements between parking lots. This requirement has been established to reduce traffic movements on mainline roads to improve the public health and safety of those utilizing the public rights-of-way and is supported by the recommendations of the US 23 Strategic Guide. The Board of Trustees may rely upon recommendations from the Delaware County Engineer or other consulting engineers to determine that the proposed method for providing connectivity is the most suitable in each particular development.
- iii. If access roads are utilized to comply with this connectivity requirement, there shall be a minimum distance of 200 feet between intersections. A greater distance may be required upon recommendation by the Delaware County Engineer or a consulting engineer to avoid safety concerns.
- iv. Multi-Use Path and Sidewalks: All Arterial and Collector Roads in all subareas including residential shall have a 10-foot multi use path along one side of the road and a 5-foot sidewalk on the other side of the road. All local roads shall have a 5-foot sidewalk on both sides of the road. Curb ramps and crosswalks shall be installed per the American Disability Act requirements. Multi use paths and sidewalks may be constructed within the road right-of-way when allowed by the permitting authority. In all other cases, the multi-use paths and sidewalks shall be constructed immediately outside the road right-of-way within an easement designated for such public use.
  1. Sidewalks shall connect to the building entrances and to existing sidewalks on adjacent abutting Tracts and to nearby pedestrian destination points including any transit stops.

**f) Lighting.**

- i. All Exterior Lighting shall comply with these standards unless specifically exempted.
- ii. Exemptions:
  1. All exterior lighting fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps are exempt from the requirements of this section.
  2. Holiday lighting shall be exempt from the requirements of this section.
  3. All temporary emergency lighting needed by the police, fire department, other emergency service vehicles, and public service vehicles, as well as all vehicular luminaries, shall be exempt from the requirements of this section including flashing or blinking lights.
  4. Street lights shall be exempt from the provisions of this section.
- iii. Prohibited Lighting:
  1. Search lights, beacons, laser source lights, or any similar high-intensity or flashing lights are prohibited, except in emergencies by police and/or fire department personnel.
- iv. Types of Fixtures: All light fixtures shall be full cut-off type fixtures except for decorative light fixtures.
- v. Fixture Height:
  1. The fixture height in parking lots shall not exceed 20 feet.
  2. Lighting located under canopies shall be flush mounted or recessed within the canopy.
  3. Fixture height shall be measured from the finished grade to the top most point of the fixture.
- vi. Lumens: The light bulb utilized for all uses shall not produce more than 3,000 lumens.
- vii. Exterior lighting shall be designed and located to have the following maximum illumination levels. The levels shall be measured at the finished grade at the Lot Line as demonstrated by a lighting plan:
  1. The maximum illumination at a Lot Line that abuts a lot zoned or designated as a single family area shall be 0.3 foot-candles.
  2. The maximum illumination at a Lot Line that abuts a Multi-Family Use or Subarea shall be 0.3 foot-candles.
  3. The maximum illumination at a Lot Line that abuts any other use shall be 1.0 foot-candles.
  4. The maximum illumination at a Lot Line for properties used for outdoor sports and recreation shall be reviewed for compliance with regard to the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.

5. The illumination across any property shall be designed so as to not create excessively dark spots that may create safety issues.
- viii. All non-essential outdoor lighting fixtures for non-residential uses, including lighting for parking areas, Signs, displays and aesthetic lighting, shall be turned off after business hours. Only lighting needed for safety or security may remain lit after close of business, in which case the lighting shall be reduced to the minimum level necessary. Automatic shut-off fixtures, auto-dimming to adjust lighting based on ambient lighting and the use of as little lighting as necessary without creating safety issues is encouraged.

**g) Signs:**

- i. The following regulations apply to all Signs within the RCOD:
  1. All signage and graphics shall be carefully coordinated with the building and architecture.
  2. Signs shall not be painted directly on the surface of the building, wall or Fence.
  3. 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.
  4. 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.
  5. 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.
  6. Off-Premise Signs shall be prohibited.
  7. 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 (3) feet, a maximum area of three (3) square feet per side and shall be located outside of the right-of-way and on the property of the user(s) of which they are identifying the entry or exit.
  8. One (1) Wall Mounted Sign per non-residential tenant for each public road shall be permitted with an area of no more than one (1) square foot of sign area per two (2) lineal feet of unit frontage and not exceeding one hundred twenty-five (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.

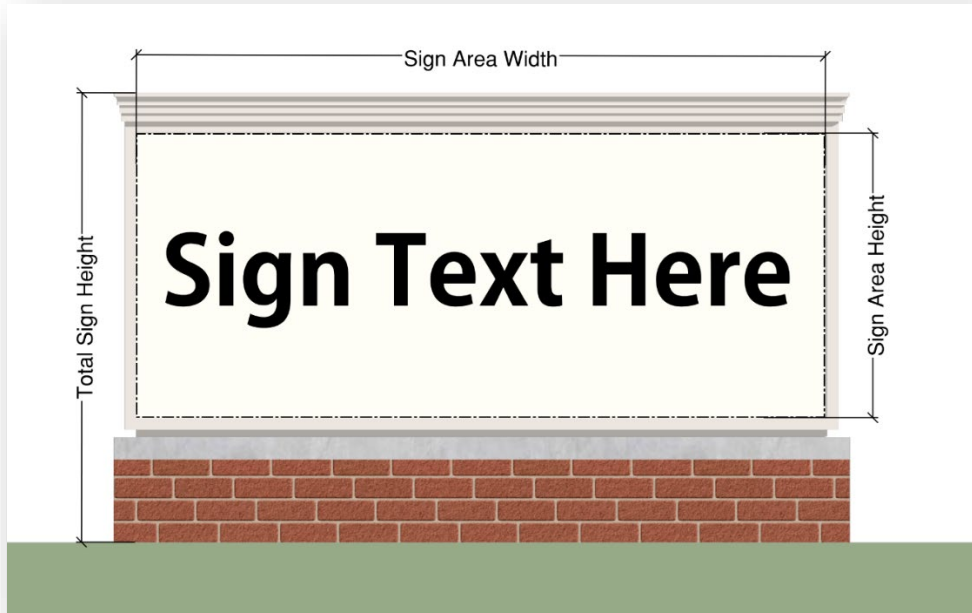
**Example of Sign Area Calculation of Channel Letter Signs:**



9. One (1) 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 eight (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 twenty (20) feet from any public Right-of-Way and shall be located within fifty (50) feet of the edge of pavement of the entrance to the parcel.
  - c. The Total Maximum Sign Area shall not exceed thirty-six (36) square feet per Sign face (not including the structural support). There shall be a maximum of two (2) Sign faces per Sign.
  - d. All Monument Signs shall have a solid base consistent with the primary building material and have a minimum of fifty (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.

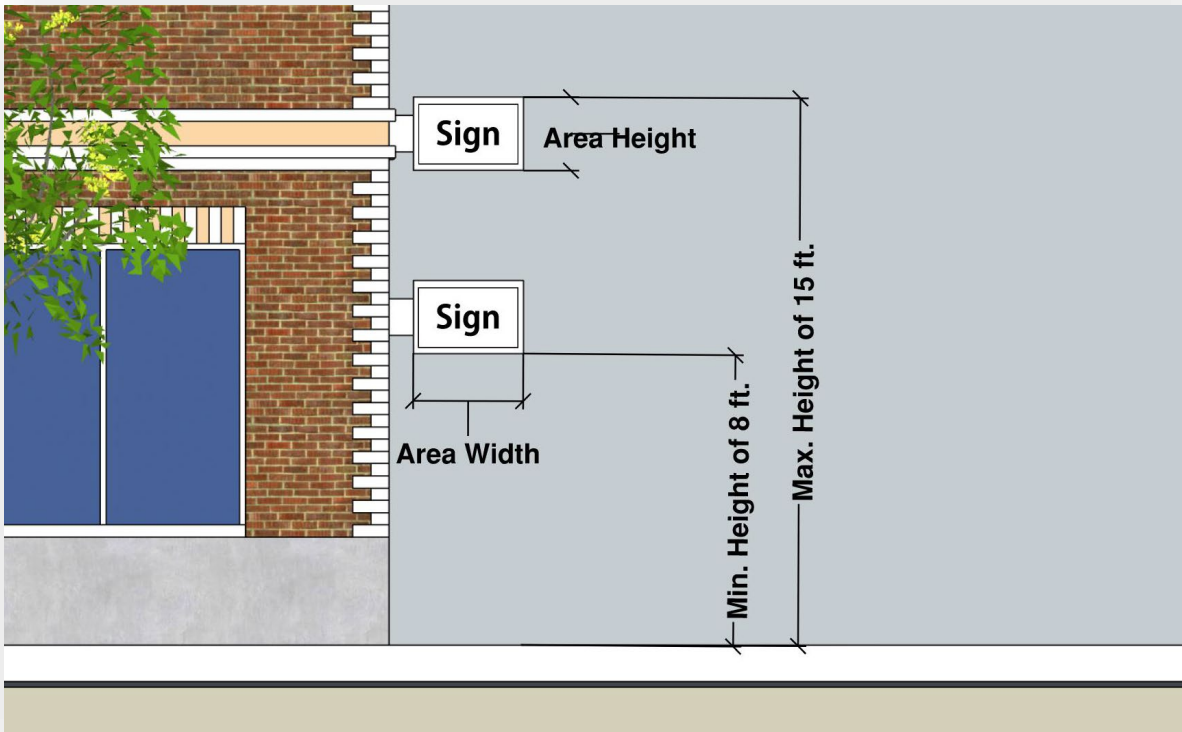
- e. If there is no access granted on US 23, one (1) monument sign shall be permitted following the setback and sign area standards outlined in this section.

**Sign Area Examples:**



- i. For Mixed Use Buildings Only: One (1) 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 (6) 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 (8) 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:**



ii. Sign Lighting –

1. 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 back ground must be opaque. No additional background lighting or illuminated borders or outlines shall be permitted.
2. The maximum lighting shall be 3000 K.
3. 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.
4. Light fixtures shall be screened from view by site grading or landscaping.

iii. Temporary Signs: The following Temporary Sign regulations apply to all uses within all subareas:



1. Temporary Signs shall be prohibited within the right-of-way.
2. One (1) Small Temporary Sign that is seven (7) square feet in area or less and less than three (3) feet in height shall be permitted per parcel without a permit.
3. Two (2) 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:
  1. Exceed eight (8) feet in height as measured from grade to the top of the highest part of the Sign
  2. Exceed thirty-two (32) square feet in area (per Sign face)
  3. Be displayed for more than thirty (30) consecutive days and no more than three (3) times per calendar year. A new permit must be obtained for each thirty (30) day or less period. After said permits have been exhausted, the Zoning Inspector may grant one (1) extension for up to ninety (90) days per Sign. No other extensions may be administratively approved.

iv. Changeable Copy and Electronic Message Displays

Changeable copy and electronic messaging displays shall be limited to 30 percent of the overall Sign area. Electronic Message Displays shall be static, shall not move, scroll, or flash, and shall not exceed a night time (one hour after sunset) whichever occurs first) 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.

**h) Utilities:**

- i. All developments shall be served by central water and sewer systems.
- ii. 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.
- iii. A comprehensive regional stormwater plan for each sub area is encouraged.
- iv. OEPA's Olentangy Permit stream delineation and mitigation setbacks must also be complied with as part of the Development Plan process.

**i) Accessory Structures:**

- i. 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 20.09(a) and all Setback requirements.
- j) Fences:** Fences shall be permitted if they comply with the following regulations:
- i. Commercial – Office; Multi-Family; Mixed Use Subareas:
    - 1. The following types of Fences are permitted provided they are less than four (4) 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
    - 2. The following fences are permitted only when providing the required screening per Section 20.09(b)(4) and they do not exceed six (6) feet in height:
      - a. Privacy Fences
    - 3. 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 (6) feet in height.
      - a. Any type of Fence permitted in Section 20.09(j)(i)(1)
      - b. Privacy Fence
    - 4. The following types of Fences shall be prohibited:
      - a. Chain Link
  - ii. Advanced Manufacturing – Logistics – Research and Development Subarea:
    - 1. 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 (8) feet in height:
      - a. Chain Link provided they are painted black or have a black vinyl coating
      - b. Privacy Fences.
- k) Home Occupations:** Home Occupations, when permitted, shall comply with the following requirements:
- i. A Home Occupation shall be conducted entirely within a dwelling unit and shall be clearly subordinate to the use of the dwelling unit. Home occupations shall not be conducted within Accessory Structures, such as garages or sheds.

- ii. The appearance of the dwelling unit in which a Home Occupation is conducted shall not be altered or the occupation within the dwelling shall be not be conducted in a manner which would cause the premises to differ from its surrounding character either by colors, materials, construction, or lighting.
- iii. The Home Occupation shall not generate traffic greater in volume than normal for the subarea.
- iv. The Home Occupation shall not involve delivery trucks other than normal parcel delivery services.
- v. No equipment or processes shall be used in a Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses on the lot. No equipment or processes shall be used which creates visual, audible or electrical interference in any radio or television receiver or computer terminal off the premises or causes fluctuations in voltage off the premises.
- vi. The Home Occupation shall not occupy more than 20 percent of the livable floor area of the dwelling unit.
- vii. No person shall operate or be employed by a Home Occupation unless the person is a resident of the dwelling unit in which the Home Occupation is conducted.

**SECTION 20.10 – DEFINITIONS:** Due to the unique nature of the RCOD, the following definitions have been established and apply only to Article XX of this Resolution. If the definition of any term defined in Section 20.10 conflicts with definitions found elsewhere, including other Articles of this Zoning Resolution, the definitions herein shall prevail under this section.

**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.

**Advanced Manufacturing** - Advanced manufacturing is 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.

**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).

**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.

**Bed and Breakfast:** Any place of lodging that provides four (4) or fewer rooms for rent on a temporary basis, is the owner's personal residence, is occupied by the owner at the time of rental, and where meals may be served to guests.

**Building Height:** The vertical distance of a building from the front door threshold to the highest point on the roof.

**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.

**Fence, Accent:** A fence that is used solely for ornamental purpose and does not enclose or partially enclose an area.

**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.

**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".

**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.

**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.

**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.

**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.

**Floor Area Ratio (FAR):** the quantitative relationship between a buildings total gross floor area to the area of the lot on which the building sits. Example:

Four Story Building: 10,000 gross square feet per floor = 40,000 total gross floor area

Lot = 2 acres = 87,120 square feet

FAR = 40,000/87,120 = .46

**Home Occupation** – An Accessory Use which is an activity, profession, occupation, service, craft or revenue enhancing 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. Home occupations may include, but are not limited to, home offices for insurance agents, financial planners, real estate agents, consultants, lawyers, architects, engineers, accountants, or other similar professional services, sewing, tailoring, teaching of music or dance lessons, or tutoring, or other similar uses that do not change the character of the residential neighborhood.

**Impervious Surface:** All areas of a lot that have been, or are proposed to be, paved and/or covered with buildings and materials that do not readily and freely absorb and/or allow water to penetrate, including, but not limited to concrete, asphalt, rooftop, blacktop, brick, blocks, and pavers.

**Lot:** – A parcel of land intended as a unit for transfer of ownership or for building development together with the required open spaces and having frontage on a street right-of-way.

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

**Lot Line, Internal:** A lot line that is interior to the Lot and does not abut a public right-of-way.

**Lot Line, Side:** A lot line other than a rear lot line or a right-of-way line.

**Lot Line, Rear:** The lot line that is opposite and most distant from the right-of-way line. If a lot abuts two rights-of-way, then the line that is opposite and most distant from the lower classified road shall serve as the rear lot line.

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

**Lot Width:** The distance between two side lot lines. For a corner lot, then the distance between the right-of-way line for the lower classified road and the side lot line.

**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:** A development that includes a mix of compatible uses such as retail, office, entertainment and various types of Multi-Family, Townhome Buildings, Two Family Residential Unit, Three Family Residential Unit, or Mixed Use Building residential dwellings, and where these uses are developed at appropriate densities to allow them to be properly 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.

**Multi-Family 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.

**O.D.O.T.:** The Ohio Department of Transportation

**Open Space:** An area required to be reserved in accordance with these Regulations for passive or active recreational purposes, an area for conservation of natural resources, or some other

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

**Parcel:** A piece of real estate described by metes and bounds in the deed of the land and recorded in the office the county recorder.

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

**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.

**Right-of-Way:** 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.

**Setback:** The distance between a structure and a lot line or right-of-way.

**Side Setback:** The minimum distance between a structure and any side lot line that does not abut a right-of-way.

**Rear Setback:** The minimum distance between a structure and any rear lot line that does not abut a right-of-way.

**Right-of-Way Setback:** The distance between a structure and an abutting right-of-way line.

**Sign:** Any device for visual communication that is designed, intended, or used to convey a message, advertise, inform or otherwise direct attention to a person, institution, organization, activity, business, place, object, or product.

**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.

**Sign, Ground Mounted Monument:** Any Sign which is physically attached to a base constructed specifically for the display of the Sign.

**Sign, Projecting (“Blade”):** A sign projecting outward perpendicularly from a building.

**Sign, Wall Mounted:** Any Sign attached to a Building face, with the exposed face in a plane parallel to the plane of the wall.

**Sign, Height:** The vertical distance between the established grade and the highest part of the sign.

**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.

**Standalone Drive Thru 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 thrus for banks, restaurants, or other similar uses; drive-in restaurants, automated teller machines (ATMs), and drive-in movie theaters.

**Studio Multi-Family Unit** – A dwelling unit that is contained within a Multi-Family 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.

**Three Family Residential Unit 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.

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

**Townhome:** A building designed exclusively for four (4) 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.

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

**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.

**Two Family Residential Unit 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.



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