

## **Section 36.01 – PURPOSE**

The Mixed – Service Business – Residential (MSBR) Overlay is created pursuant to Section 519.021(C) of the Ohio Revised Code to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. The MSBR achieves this purpose by allowing mixed-use development that:

- A. provides an opportunity for an appropriate mix of uses while protecting the rural character of the township;
- B. creates a diversity of housing options combined with commercial uses to create a more walkable community and sense of place;
- C. creates usable and accessible open spaces, recreational areas, and gathering places;
- D. enables an extensive review of design characteristics to ensure that projects are properly integrated into the surroundings and are compatible with adjacent development;
- E. assures compatibility between proposed land uses through appropriate development controls;
- F. 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;
- G. requires water and sewer connectivity for future development while providing the opportunity for existing developments to tie into these systems where desired;
- H. allows for the pairing of economic development and other tools to discourage annexation and stay competitive with surrounding communities; and
- I. allows for the management and control of density on Harlem Township’s northern boundary.

## **Section 36.02 – OVERLAY AREA**

The MSBR Overlay District is created pursuant to Section 519.021 (C) of the Ohio Revised Code and encompasses, includes and overlays all land bounded by the MSBR Overlay District boundaries in Figure 36.1 as of the effective date of this amendment to the Harlem Township Zoning Resolution on **XXX**.

*This area has been intentionally left blank.*

**MSBR Overlay**

**Mixed-Service  
Business  
Residential  
Overlay**

Harlem Township  
Boundary

Overlay District

1 Mile

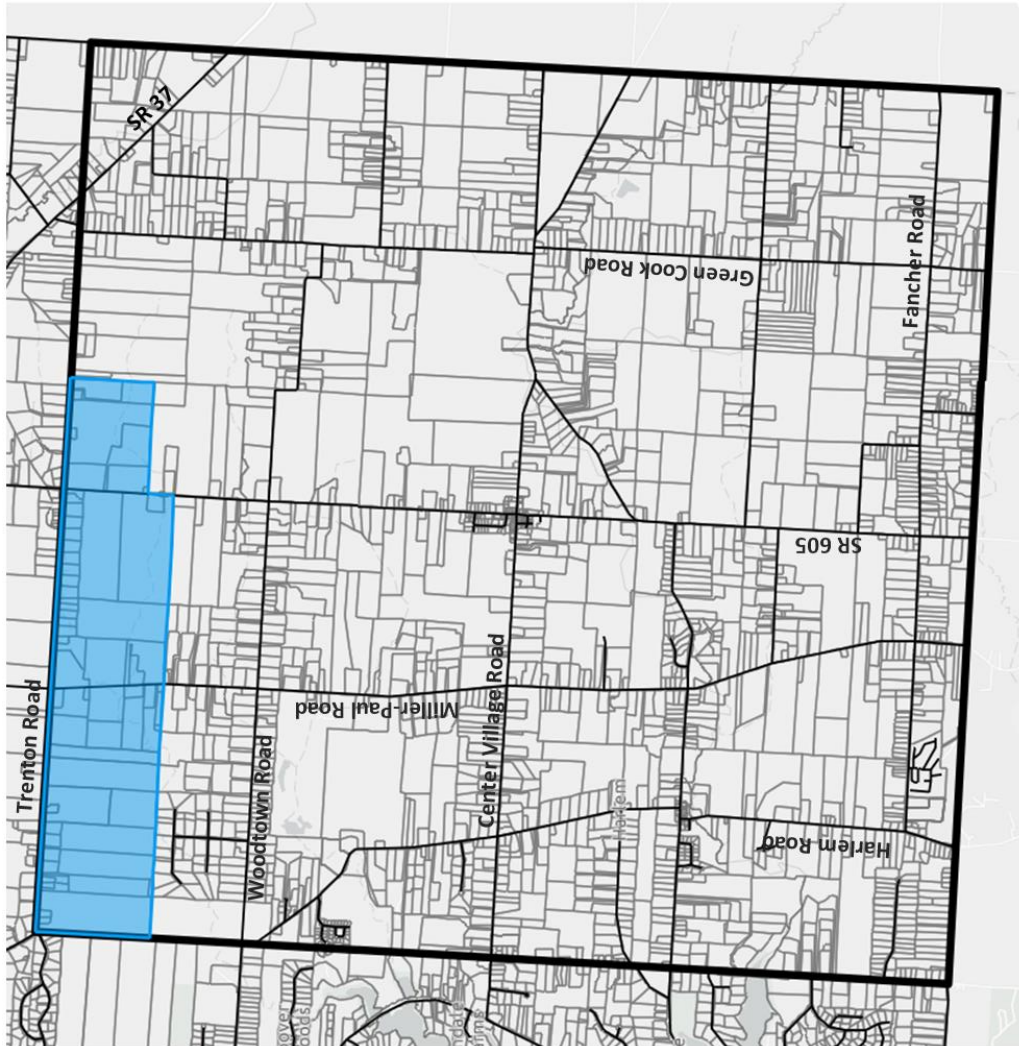


Figure 36.1

## **Section 36.03 – EFFECT OF MSBR OVERLAY DESIGNATION**

As of the effective date of this amendment, all land bounded by the MSBR Overlay District boundary in Figure 36.1 is eligible for MSBR Overlay Zoning.

The Harlem Township Zoning Resolution currently in place shall continue to apply to all property within the MSBR Overlay District boundary unless the Township Trustees approve an application by an owner of property within the boundary to subject the owner's property to the regulations of the Overlay District.

Such an application shall be made in accordance with the regulations of Article XXXI and Article XXXVI of the Township Zoning Resolution and shall include a Development Plan in compliance with the regulations of said Articles.

Upon receiving such an application, the Zoning Commission shall determine whether the application and Development Plan comply with the regulations of Article XXXI and Article XXXVI.

If the Zoning Commission determines that the application and Development Plan do not comply with the regulations of Article XXXI and Article XXXVI of the Township Zoning Resolution, the Zoning Commission shall recommend denial of the application. If the Zoning Commission determines that the application and Development plan complies with the regulations of Article XXXI and Article XXXVI of the Township Zoning Resolution, the Zoning Commission shall recommend approval of the application.

If the Township Board of Trustees determines that the application and Development Plan do not comply with the regulations of Article XXXI and Article XXXVI, the Township Board of Trustees shall deny the application. If the Township Board of Trustees determine that the application and Development Plan comply with the regulations of Article XXXI and Article XXXVI, it shall approve the application and cause the zoning map to be changed so that the underlying zoning no longer applies to such property, with the property being thenceforth located in the MSBR Overlay District and subject to the regulations hereunder. The approval of the application and Development Plan and the removal of the prior zoning from the zoning map is an administrative, ministerial act and shall not be considered an amendment to the Township Zoning Resolution for purposes of Section 519.12 of the Ohio Revised Code but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code.

## **Section 36.04 – TRANSECT BASED AND CONVENTIONAL DISTRICTS**

The MSBR is categorized as a transect district, where priority is placed upon the scale and form of buildings rather than on the land use of a property. While the transect district still regulates land use, it is a better tool to address the preservation of the particular characters within established neighborhoods and thus, maintains and enhances their sense of place. While this district will allow auto-oriented uses, buildings are grouped by compatible uses, scale, and intensity of use, while still allowing the development of neighborhoods where residents and workers may walk to work, school, and daily errands.

### **A. Summary of Transect Districts**

The MSBR zone aims to guide automobile oriented and personal care uses intertwined with multi-family dwellings to strategic areas of Harlem Township that will be able to effectively serve adjacent developments in the neighboring communities of Sunbury and Galena.



### Section 36.05 – PERMITTED AND ACCESSORY USES

- A. The MSBR area includes a list of permitted and accessory uses. If a use is not listed as permitted or accessory, it shall be considered prohibited in the area. See Table 36.1.
- B. **Permitted Uses.** Uses listed as permitted are allowed by a matter of right when designated as such. Such uses are designated with a “P”.
- C. **Accessory Uses.** Uses listed as accessory uses may be allowed when designated as such in the MSBR area, provided it is subordinate to the permitted use. Such uses are designated with an “A”. Accessory service buildings and structures are incidental and pertinent to a permitted use where said accessory service buildings and structures are necessary to the pursuit of a permitted use on the premise.

**Table 36.1 Permitted and Accessory Uses**

Use	
<b>Accessory Structures</b>	A
<b>Assisted Living Facility</b>	P
<b>Automobile Oriented Uses</b>	P*
<b>Bank</b>	P*
<b>Beverage Sales, Microbrewery</b>	P*
<b>Beverage Sales, Micro Winery</b>	P*
<b>Business, Retail Small</b>	P*
<b>Business, Retail Medium</b>	P*
<b>Commercial Recreation Facilities, Large</b>	P*
<b>Commercial Recreation Facilities, Outdoor</b>	P*
<b>Commercial Recreation Facilities, Small</b>	P*
<b>Communication Facilities and Utility Sub Station</b>	P
<b>Community Services</b>	P
<b>Dwelling, Common Wall Single Family</b>	P
<b>Dwelling, Multi-Family</b>	P
<b>Dwelling, Row Houses, Townhomes (up to four units per building)</b>	P

<b>Dwelling, Studio, One- or Two-Bedroom Units</b>	P
<b>Drive Throughs</b>	P*
<b>EV Charging Station</b>	P
<b>Hotels/Motels</b>	P*
<b>Maker Space, Small</b>	P*
<b>Mixed Use Building, Comprised of Uses Listed in Table 36.1.</b>	P*
<b>Nursing Home</b>	P
<b>Offices, Large Administration, Business Medical or Professional</b>	P*
<b>Offices, Small Administration, Business Medical or Professional</b>	P*
<b>Park, Community or Regional</b>	P
<b>Park, Neighborhood</b>	P
<b>Places of Assembly, Large</b>	P*
<b>Places of Assembly, Small</b>	P*
<b>Restaurants</b>	P*
<b>School, High or Technical</b>	P
<b>School, Post Secondary</b>	P
<b>School Early Childhood Education, Elementary, Intermediate, or Middle</b>	P
<b>Solar Energy Systems, Small Roof Mounted</b>	A
<b>Wind Energy Conversion Systems, Individual</b>	A

\*Uses Denoted with \* are limited to areas within 1,000 feet of the proposed right-of-way of Trenton Road.

### **Section 36.06 - PROHIBITED USES**

- A. Uses not specifically authorized as Permitted Uses in this Article of the Township Zoning Resolution are prohibited.
- B. The outdoor storage of inoperable, unlicensed or unused vehicles, including trailers detached from semi-tractors, for a period exceeding fourteen (14) consecutive days is prohibited, except for necessary construction equipment that is in working order.
- C. No recreation trailer of any type; no boats, no motor homes and no equipment of any type shall be parked in front of the established front building line on any lot within this district. If a structure is located on said lot, the building line shall be considered the front wall of the structure, even if said structure is located behind the minimum setback line established by this resolution, the restrictions in the plat or deed or the Development Plan. However, temporary parking of recreational vehicles, boats, or motor homes in front of the building line is permitted for those preparing for or returning from travel, provided it does not exceed a period of forty-eight (48) hours.
- D. Except as specifically permitted, no mobile home or mobile office structure shall be placed or occupied in this district.

- E. 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, as determined by the Township Board of Trustees. The Township Board of Trustees shall also retain any and all statutory authority that it may be afforded regarding nuisances, including but not limited to the authorities provided in Section 505 of the Ohio Revised Code.
- F. No commercial or business activity shall be conducted in a unit designed for residential use except for Limited Home Occupations.
- G. No outside storage of any kind shall be permitted. All permitted uses shall be conducted completely within an enclosed building.
- H. No large business retail shall be permitted.
- I. No cement, asphalt, or similar plants shall be permitted.
- J. No overnight truck loading, unloading, or engine idling shall be permitted within two hundred (200) feet of a residential use.
- K. No outdoor gun ranges shall be permitted.
- L. No data centers shall be permitted.
- M. No warehousing shall be permitted

### **Section 36.07 - PROCEDURE TO APPLY FOR A MSBR OVERLAY DISTRICT**

- A. The MSBR Overlay District is a Mixed-Use Overlay District and subject to the procedures in Article XXXI.

### **Section 36.08 – MSBR DEVELOPMENT PLAN STANDARDS**

- A. All proposed developments in the MSBR Overlay Districts shall follow the procedures outlined in Article XXXI.
- B. **Minimum tract size to utilize the MSBR Overlay District** – Twenty-five (25) acres.
- C. **Open Space** - At least twenty percent (20%) of the gross tract acreage shall be designated as permanent open space, such as a central green area within the development, not to be further developed. Gross tract acreage is defined as all of the acreage in the proposed development, including features such as wetlands and steep slopes to be considered as open space. Open space locations and uses shall be identified on the Development Plan and shall be subject to the approval of the Zoning Commission. Open space shall be owned, administered, and maintained as identified on the Development Plan. With prior consent through resolution of the Board of Trustees of Township, land may be transferred to the Township for public purposes if approved as a part of the Development Plan. Uses of land transferred to the Township for public purposes must be approved as a part of the Development Plan and may include but are not limited to trails and active recreation. The decision whether to accept an applicant's offer to dedicate open space for public use shall be at the discretion of the Township Trustees. Open space may be maintained by a private entity. Land dedicated to public purposes may count toward the open space requirement if approved on the Development Plan. Funding generated through a New

Community Authority, or a Joint Economic Development District or similar funding mechanisms may be used to build and maintain the required open space.

**D. Site Design Standards:**

1. The purpose of the design standards is to create a unified development and design approach to the MSBR development area. Due to the unique nature of the Overlay District, these standards, unless otherwise noted, will supersede any general design standards including but not limited to lighting, landscaping, and sign standards found within the Township Zoning Resolution. The following standards shall apply to all uses and developments within the MSBR Overlay District.
2. The bulk, height, and surface materials of buildings within the proposed development shall be compatible with the surrounding area. Buildings, structures, and parking areas shall be designed and located within the development in ways that conserve environmentally sensitive or unique natural, historic, or cultural features and minimize environmental impacts.
3. Retain or restore native vegetation adjacent to wetlands and surface waters.
4. Preserve existing hedge and tree lines unless one or more of the following applies:
  - a. A majority of the trees are dead, diseased, dying, or invasive; or
  - b. A road widening as determined by a state, county, or local road department is required.
5. Protect wildlife habitat areas of species listed as endangered, threatened, or of special concern by the Ohio Department of Natural Resources.
6. Preserve historic or archaeological sites (e.g., earthworks, burial grounds, etc.).
7. Retain or restore native vegetation in common areas.
8. Include a viable pedestrian circulation system, meaning a minimum of a ten (10) foot wide walking path throughout the development or along adjacent existing roadways to provide for connection to surrounding developments (existing and potential). The design of these paths shall be in accordance with Section 36.08J.
9. Protect natural drainage swales and creeks. No construction of buildings is allowed inside the 100-year floodplain. In addition, no structures are permitted within one hundred (100) feet of the ordinary high-water line of a riparian or wetland area as determined by a professional engineer.

**E. Number of Dwelling Units Permitted** - Applicants shall adhere to the standard of a maximum of eight (8) dwelling units per net developable acre. For purposes of this Article, net developable acreage shall be defined as the gross acreage minus undevelopable land such as existing rights-of-way and recorded easements and significant features of the land such as steep slopes, floodplains, and significant tree stands as determined by the Zoning Commission. In no such case shall the net developable acres be less than seventy percent (70%) of the gross tract acres.

**F. Sewage Disposal** – Central water and sewer services shall be required when an owner subjects its property to the MSBR overlay and the applicable Water and Sewer District certifies that central services are available with adequate capacity to service the proposed uses.

**G. Stormwater** – Features shall be designed to manage stormwater retention/detention and prevent erosion, flooding, or standing water within and through the site to maintain, as far as practicable, usual and normal swales, water courses and drainage areas and prevent any

upstream or downstream impacts. No water shall be allowed to be released above and beyond what was released pre-development. Regional retention/detention ponds and wetlands shall be utilized with soft edges in order to integrate the stormwater detention features into the natural landscape and effectively manage stormwater without the excessive use of multiple ponds.

- H. **Subdivision Standards** – Public streets and all drainage improvements shall conform to the subdivision standards for Delaware County, Ohio or as otherwise approved per the Development Plan. Standards for any private drives shall be approved as part of the Development Plan including but not limited to minimum width and pavement type.
- I. **Pavement Standards for Parking Lots** – Parking lots and private driveways do not have to meet street cross sectional standards, but parking lot drive aisles that connect to the public streets shall be constructed to public street cross sectional and design life standards within fifty (50) feet of the edge of the public paved road.
- J. **Paths** – A ten (10) foot wide multi-use path is required for all developments. This path shall be constructed only along main line roads to build regional connections within this Overlay District. The Township may also require paved or unpaved walkways to connect residential areas and open spaces, as determined by the approved Development Plan.
- K. **Street Trees** – Deciduous, broad leaf native street trees with a minimum caliper of three (3) inches at planting shall be planted (or retained) at least every fifty (50) lineal feet along at least one side of all roadways.
- L. **Buffers** - Existing tree lines must be preserved, and a two hundred (200) foot woodland buffer must be established from the right-of-way of Trenton Road and SR 605. A one hundred (100) foot prairie buffer must be established from the right-of-way from any other existing township, county, or state road. This buffer shall account for a percentage of the required open space. For purpose of this Overlay, the proposed right-of-way shall be considered:
- State Route 605 – seventy-five (75) feet from centerline.
  - Trenton Road – fifty (50) feet from centerline.
  - All other local roads – thirty (30) feet from centerline.
1. A two hundred (200) foot woodland buffer, when required, shall consist of a minimum of forty (40) feet in width of native vegetation and trees and shall mimic the natural condition of a forest edge for the purpose of greatly reducing noise pollution and visual impacts of the development from any state, county or township road. This forty (40) foot area shall comply with the requirements in Table 36.2.
  2. A one hundred (100) foot prairie buffer, when required, shall comply with the requirements in Table 36.3.
  3. The image in Figure 36.2 shows the ideal woodland buffer where grasses, sedges, and perennials give way to woody shrubs, before finally transitioning to small flowering trees and young canopy trees. The graphic in Figure 36.3 shows the typical prairie buffer.

**Figure 36.2**





**Table 36.2 Woodland Buffer**

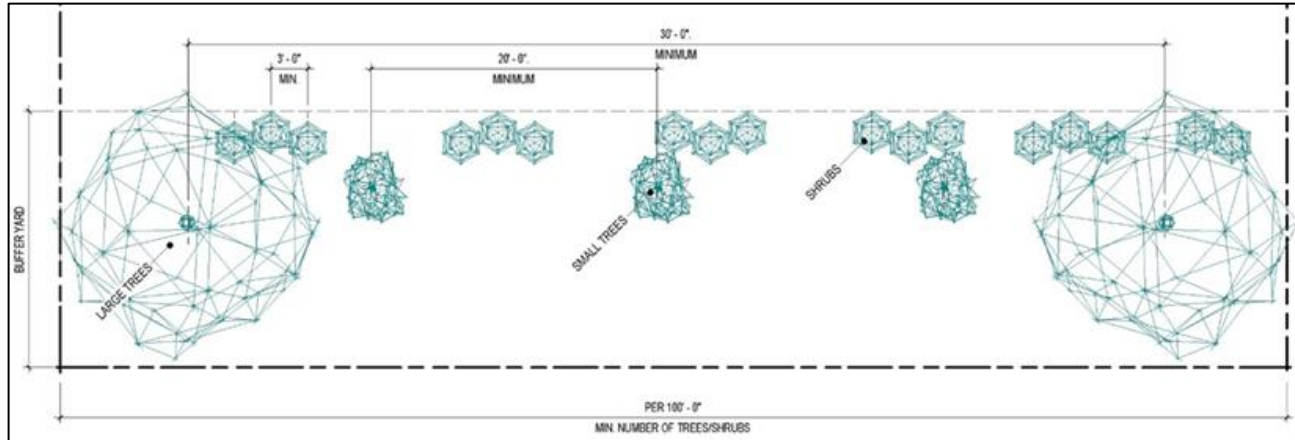
<b>Woodland Buffer MSBR Overlay District</b>			
	Min. # of trees and shrubs per one hundred (100) lineal feet of frontage or fraction thereof shall include the following:		
Minimum Buffer Width (Feet)	Min. # of Large Trees	Min. # of Small Trees	Min. # of Shrubs
40	4	10	33

**Table 36.3 Prairie Buffer**

<b>Prairie Buffer MSBR Overlay District</b>			
	Min. # of trees and shrubs per one hundred (100) lineal feet of frontage or fraction thereof shall include the following:		
Minimum Buffer Width (Feet)	# of Large Trees	# of Small Trees	# of Shrubs

40	2	3	17
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**Figure 36.3**



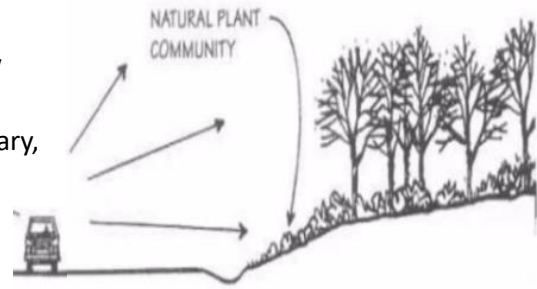
4. All trees required by the regulations in this Article shall comply with Section 36.08(Q)(1), be live plants and meet the following minimum tree sizes at the time of planting:

<u>Tree Type</u>	<u>Minimum Size at Time of Planting</u>
Deciduous Trees	Two (2) inch caliper
Coniferous/Evergreen	Five (5) feet in height
Shrubs and Hedges	Three (3) feet in height

The following types of undesirable trees and shrubs shall be prohibited as well as any other invasive or undesirable species as listed by the Ohio Department of Natural Resources:

- a. Callery and Bradford Pear (*Pryus calleryana – any cultivar*)
- b. Tree of Heaven/Ailanthus – (*Ailanthus altissima*)
- c. White Mulberry – (*Morus alba*)
- d. Ginko – Female Only – (*Ginko biloba*)
- e. Russian Olive – (*Elaeagnus angustifolia*)
- f. Autumn Olive – (*Elaeagnus umbellate*)
- g. Japanese Honeysuckle – (*Lonicera japonica*)

5. Additionally, low maintenance ground covers shall be used for earth berms, when earth berms are determined as necessary along an existing roadway. Long-term self-maintaining natural plant communities can be used as low maintenance ground covers for earth berms. Berms shall be discouraged, but when necessary, shall be constructed with a 3:1 slope.



M. **Bulk and Area Requirements** - All development within the MSBR overlay district shall comply with the bulk and area requirements in Table 36.4.

**Table 36.4 Bulk and Area Requirements**

<b>Minimum Tract Size (Acres)</b>	25
<b>Minimum Lot Size (Acre)</b>	1
<b>Minimum Lot Width</b>	At least ½ of lot depth
<b>Setback along SR 605 (Feet)</b>	Min. 200
<b>Setback along Trenton Road (Feet)</b>	Min. 200
<b>Minimum Setback existing township, county or state roads (except Trenton and SR 605) (Feet)</b>	100
<b>Minimum Setback from new Collector, Local or Private Road (Feet)</b>	30
<b>Minimum Side Setback (Feet) (not abutting an existing state, county, or township road).</b>	25*
<b>Maximum Mixed-Use Building Height (Feet)</b>	45**
<b>Maximum Single Use Building Height</b>	35**
<b>Minimum Driveway Setback from Side Lot Line (Feet) (Single Family Dwelling Only)</b>	N/A
<b>Maximum Lot Coverage (%)</b>	80
<b>Maximum Building Size (Square Feet)</b>	N/A

\* When the proposed development abuts an existing parcel utilized for single-family residential purposes, a perimeter buffer is also required as outlined in Section 36.08(Q)(13).

\*\* Building Height is measured at the highest point of the roof from the established building pad grade as shown on the approved grading plan for the development.

- N. **Minimum Dwelling Unit Floor Area** – No dwelling unit constructed in the MSBR Overlay District, unless the same shall have at least the minimum square feet of living area, exclusive of basements, porches, breezeways, utility areas, and garages as set forth below. For dwelling units constructed as part of a Multi-Family or Mixed-Use Building, all Dwelling Units shall comply with the following requirements in Table 36.5.

**Table 36.5 Minimum Dwelling Unit Floor Area – Multi-Family or Mixed-Use Buildings**

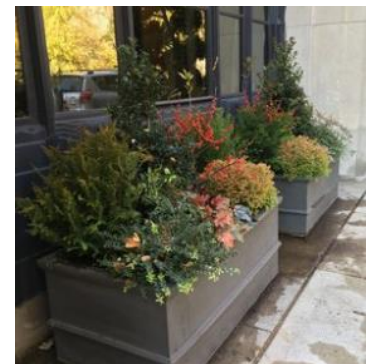
Dwelling Unit	Square Footage Above Grade
Studio	600
One-Bedroom	750
Two-Bedroom	1,000
Three-Bedroom	1,200

- O. **Rural Design Standards for Multi-Family Residential, Office, Commercial, and Mixed-Use Buildings** – The intent of the building design requirements is to create a Rural Design theme that is representative of traditional rural architectural design by focusing on materials and colors that transcends design fads while simultaneously allowing for a unique design approach for individual projects through the review and guidance from the Zoning Commission. Buildings and structures shall be designed to enhance both areas within and surrounding the development, giving due regard to building footprints, building orientation, massing, roof shape, pitch, and exterior materials. The following material and design element requirements have been established to achieve the Rural Design theme.



1. **Building Materials and Design Elements:** Buildings for all uses shall be designed to be seen from three hundred sixty degrees (360°) and 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 principal structure. Additionally, the following standards shall apply:

- a. **Building Materials:** All exterior elevations shall be comprised of wood, fiber cement, board and batten, brick, or native or cultured stone. Foundations must be clad with the same natural material utilized on the building to blend with the overall architecture of the structure. If brick or stone are utilized on the building, the same brick or stone must be used for the foundation. Exposed cement block or split face block foundations shall be prohibited. Vinyl and/or aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters and shutters and shall be made to



visually appear as a natural material as determined by the approved Development Plan. The application of colored glass or colored film on glass, including frosted, black, gold, green, silver, opaque, or reflective films, is prohibited on building exteriors, except however, stained glass shall be permitted.

- b. **Building Colors:** Building colors shall consist of earth tones limited to browns, tans, and grays. Building colors may also consist of white and barn red. Leaf greens and gray sky blues may be utilized as an accent and shall not be the predominant building color.

- c. **Design Elements:** For all new buildings, blank walls shall not be permitted. Where expanses of solid walls are necessary, they may not exceed twenty (20) feet in length. There shall be a minimum of three (3) design elements for every one hundred (100) feet of elevation facing a public right-of-way and a minimum of two (2) design elements for every one hundred (100) feet of each side and rear elevation that does not front on a public right-of-way. Design elements shall be consistent with the Rural Design theme and shall include:



- i. Wood columns. The Zoning Commission shall recommend to the Township Trustees a width it deems to be sufficient. The width shall ultimately be determined by the Township Board of Trustees as part of the approved Development Plan.
- ii. A door at least twenty-eight (28) square feet in area with portico/covered entry.
- iii. A window of at least six (6) square feet in area. Windows closer than ten (10) square feet shall be considered one (1) element.
- iv. Masonry water table.
- v. Trellis containing plants.
- vi. Patio, deck, or other similar features.
- vii. Balconies that project no more than two feet into the minimum setback and have a minimum clearance of ten (10) feet from grade.
- viii. Awnings with rural design elements.
- ix. Street furniture, landscaping and garden areas that are properly integrated into the streetscape and other similar significant permanent architectural features consistent with the Rural Design theme may be permitted, subject to a recommendation by the Zoning Commission



- d. **Roofing:**
  - i. For new buildings flat roofs are prohibited, and the roof shall have a minimum of 6:12 pitch for the main roof. Pitched roofs must be

constructed of dimensional shingles, standing seam metal, slate or simulated slate, and are limited to hip, gable, gambrel, or mansard roof types. Other roof types may be approved where appropriate as determined by the Zoning Commission and Township Board of Trustees with Development Plan approval.

P. **Lighting** – A lighting plan shall be submitted as a part of the Development Plan. All Exterior Lighting shall comply with these standards unless specifically exempted.

1. **Exemptions:**

- a. 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.
- b. Federal holiday lighting shall be exempt from the requirements of this section.
- c. 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.

2. **Prohibited Lighting:**

- a. 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.

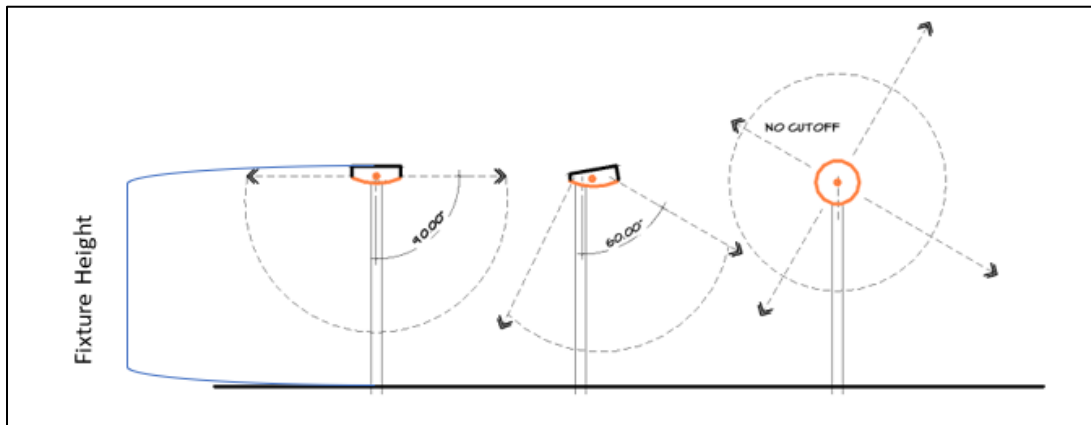
3. **Types of Fixtures:**

- a. All light fixtures shall be full cut-off type fixtures except for decorative light fixtures.

4. **Fixture Height:**

- a. The fixture height in parking lots for residential uses shall not exceed twelve (12) feet in height.
- b. The fixture height in parking lots for all other uses shall not exceed twenty (20) feet in height.
- c. In no case shall the fixture height exceed the height of the proposed building.
- d. Lighting located under canopies shall be flush mounted or recessed within the canopy.
- e. Fixture height shall be measured from the finished grade adjacent to the base of the light fixture to the topmost point of the fixture.

Figure 36.4



5. **Color Temperature:**
  - a. Outdoor lighting must have a color temperature of three thousand (3,000) Kelvin or less and must use light colors no bluer than “warm white.”
6. **Lumens:**
  - a. The light bulb utilized for residential developments shall not produce more than sixteen hundred (1,600) lumens. The light bulb utilized for all other uses shall not produce more than three thousand (3,000) lumens. 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:
    - i. The maximum illumination at a lot line that abuts a lot zoned or used for single-family purposes shall be 0.3 foot-candles as measured from the lot line. This standard shall also apply to any properties within the CR Overlay District that are still subject to the underlying zoning that allows single family residential uses.
    - ii. The maximum illumination at a lot line that abuts any other use shall be 1.0 foot-candles as measured from the lot line.
    - iii. The maximum illumination at a lot line for properties used for outdoor sports and recreation shall be reviewed for compliance regarding the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.
    - iv. The illumination across any property shall be designed so as to not create excessive dark spots that may create safety issues.
7. All lighting shall be directed toward the ground and the interior of the parcel and shall be full cut off lighting. Uplighting shall be prohibited except for decorative lighting.
8. 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 by fifty percent (50%). 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.
9. **Street Lighting:**

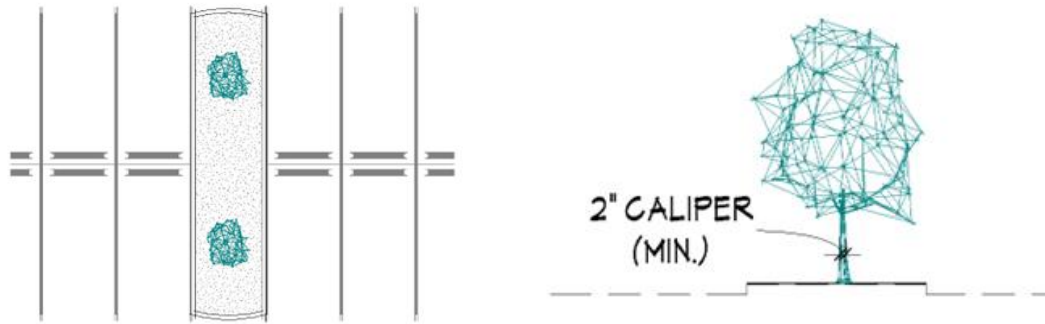
- a. If provided, a lighting plan shall be submitted with and approved as a part of the Development Plan. Poles shall be placed a minimum of five (5) feet from the edge of any driveway or intersection roadway. Poles shall be prohibited within any island within the right-of-way. The horizontal illumination shall be measured at the roadway and sidewalk surfaces and be provided in foot-candles (fc). Streetlights located along an internal subdivision road (local road) shall not exceed 0.3 fc. All lighting shall be directed toward the ground and the interior of the parcel and shall be full cut-off lighting. Uplighting shall be prohibited. Light fixture height shall not exceed twelve (12) feet in height as measured from the established grade to the highest point of the light fixture.
- Q. **Landscaping** – All yards, front, side, and rear, shall be landscaped to comply with the following regulations. All improved common open space shall be landscaped per the approved Development Plan. A landscape plan for the common open space and streetscape within road right-of-way shall be prepared by a licensed landscape architect showing the caliper, height, numbers, name, and placement of all material, and shall be submitted with and approved as a part of the Development Plan.
1. Native Plants in Ohio  
Ohio boasts about nineteen hundred (1,900) native plant species, all uniquely adapted to the local climate and soil, contributing to biodiversity and ecological health. Planting a diverse mix of native species helps safeguard against pests and diseases, ensuring ecosystem resilience. Notable species include Blue-eyed Mary, Wild Bergamot, Eastern Columbine, Gray Goldenrod, Northern Spicebush, and Wild Geranium. For a complete list, visit [ohionativeplantmonth.org](http://ohionativeplantmonth.org). For the purposes of promoting biodiversity, overall health and resilience and reducing the likelihood of an outbreak of disease, all required plantings in this Article shall include a diverse range of plant species as determined by the reviewing authority.
  2. Unless otherwise provided, landscaping material shall be installed to provide a minimum of fifty percent (50%) winter opacity and a seventy percent (70%) summer opacity, between one foot above finished grade level to the top of the required planting, hedge, fence, wall, or earth mound within four (4) years after installation.
  3. All plants shall meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen.
  4. All trees and landscaping must be well maintained. Dead trees, shrubs and other landscaping material shall be promptly removed and, when required, shall be replaced within six (6) months.
  5. Existing landscape material shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when such material meets the requirements and achieves the objectives of these Design Standards as recommended by the Zoning Commission and approved by the Board of Township Trustees.
  6. Landscaping at Driveway and Street Intersections: To ensure that landscape materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways with streets. Within this sight triangle, neither



landscape material nor parked vehicles, except for required grass or ground cover, shall be permitted. Within this sight triangle, trees shall be permitted as long as, except during the early growth stages, only the tree trunk is visible between the ground and eight (8) feet above the ground, or otherwise does not present a traffic hazard. The sight triangle is defined in the following sections.

- a. Driveway Intersection Triangle: At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb or edge with the driveway edge, and by measuring from this point and ten (10) feet along the driveway to a point and a distance of twenty (20) feet along the street curb to a point connecting these points.
  - b. Street Intersection Sight Triangle: At the street intersections, the sight triangle shall be formed by measuring at least fifty (50) feet along curb lines or edge of pavement and connecting these points.
7. All areas of a developed lot shall be planted with grass in all areas that are not covered by a building, parking or other required landscaping material.
  8. Building Entrance: Each main building entrance shall be planted with a combination of deciduous, evergreen, ornamental, or seasonal plantings.
  9. Large wall areas of a building adjacent to a public or private road shall be landscaped to soften and break up the scale of the wall.
  10. Parking Lot Screening: Any surface parking area adjacent to a public right-of-way shall be screened from the respective right-of-way using one of the following methods:
    - a. A thirty-six (36) inch continuous planting hedge and tree combination;
    - b. A thirty-six (36) inch decorative wall with fence in conjunction with landscaping; or
    - c. A thirty-six (36) inch decorative planter with lattice or other similar design
      1. The height of the required screening shall be measured from the elevation of the adjacent parking area to the top of the screening material.
      2. All plantings must utilize native species.
  11. Parking Island Landscaping. All parking islands shall have a minimum of one (1) shade tree with a minimum of two inch (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 covered with stone or planted with grass. The use of mulch shall be prohibited within the landscaped islands.

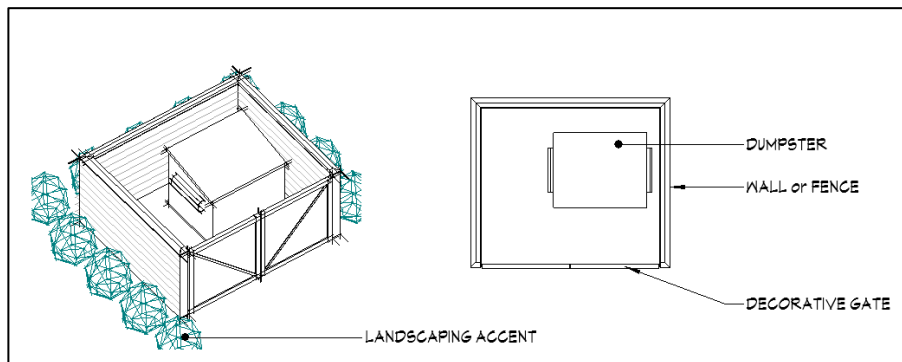
**Figure 36.5**



12. Mechanical Equipment, Generators, Service Areas, Production Areas, Storage Areas, Trash Containers, and Loading Zones.
- a. Mechanical Equipment and Generators. All external mechanical equipment shall be screened from adjacent existing or planned public rights-of-way or when located adjacent to an existing lot utilized for single-family purposes. Said screening shall comply with one of the following requirements:
    1. A wall or fence that is a minimum of one (1) foot taller than the mechanical units to be screened. Said wall or fence must be constructed with the same or similar materials as those used on the principal building; or
    2. A landscape screen that consists of evergreen trees that are a minimum of one (1) foot taller than said mechanical units at the time of installation. The evergreen trees or shrubs shall be installed in linear fashion around all sides of the mechanical unit(s) and shall have a maximum spacing of twelve (12) linear feet between each tree.
    3. Rooftop mechanicals shall be screened by a parapet wall or other similar screening mechanism that extends a minimum of one foot above said mechanical units.
  - b. Service Areas, Production Areas, Storage Areas, Trash Containers, and Loading Zones: All production areas, service areas, storage areas, trash containers and loading zones shall be located at the rear or the side of the building. They shall be effectively screened on all sides 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:
      - A. A minimum six (6) foot wall or mound accented with landscaping materials that extends the entire length of the production area, service area or loading zone and consists of a minimum of three (3) ornamental trees per one hundred (100) linear feet or fraction thereof and three (3) evergreen trees per one hundred (100) linear feet or fraction thereof. Screening consisting of walls shall utilize the same or similar materials as those used on the principal building; or

- B. Landscaping that consists of evergreen trees that are a minimum of five (5) feet in height at the time of installation and spaced a maximum of twelve (12) feet between each tree.
  - C. When a loading area abuts an existing single-family residential use, it shall be setback a minimum of two hundred (200) feet from the lot line.
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 (1) 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 for the entire screening perimeter. 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.
  3. Accent landscaping, as utilized in this section, means shrubs planted no more than five feet apart and adjacent to the entire perimeter of the fence or wall utilized to screen the production area, service area, loading zone, or trash storage area as required by this section.

**Figure 36.6**



13. Perimeter Buffer:
  - a. Table 36.6 describes the minimum landscaping buffer that shall be installed by the applicant when a proposed development abuts an existing lot utilized for single-family residential purposes. Said buffer shall be installed along the entire length of the side or rear lot line that abuts the existing single-family structure. Buildings and parking are prohibited within Woodland and Prairie Buffers.

**Table 36.6 Perimeter Buffer Requirements**

Condition	Buffer Required
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If an existing Single-Family Structure on adjacent lot is within one hundred (100) feet from the abutting lot line, then:	A minimum two hundred (200)-foot Woodland Buffer that complies with the planting requirements in Section 36.08(L)(1).
If an existing Single-Family Structure on adjacent lot is more than one hundred (100) feet from the abutting lot line, then:	A minimum one hundred (100)-foot Prairie Buffer that complies with the planting requirements in Section 36.08(L)(2).
No existing Single-Family Structure on the abutting lot	No buffer required.

- b. Supplemental Conditions and Safeguards: If the Township Trustees, upon review and recommendation by the Zoning Commission, determines that additional measures are needed to buffer existing land uses, they may require such as part of the Development Plan approval.

**R. Parking and Access** – 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. 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. Off-street parking shall be provided. Construction traffic may park in the street, but only on one side to allow for safe access by emergency equipment. Off-street parking shall comply with the following regulations.

1. Parking Lot Location

- a. All parking lots shall be located behind or to the side of the principal building, except as otherwise provided for herein.
- 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, except when an adjacent lot has an existing single family residential structure on it. In such cases, the parking shall be setback and landscaped in accordance with Section 35.08(R).

2. Parking Space Sizing

- a. All parking spaces must be a minimum of nine by eighteen (9x18) feet. Parking drive aisles shall be a minimum of twenty-four (24) feet.

3. Parking Bays

- a. No Parking Bay shall contain more than twenty-four (24) parking spaces, with a maximum of twelve (12) spaces in a single row.
- b. 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.

- c. **Parking Lot Screening:** All parking lots shall be screened in accordance with Section 36.08(R)(10).

4. **Number of Parking Spaces**

- a. Every Development Plan within the MSBR Overlay District shall include a detailed Parking and Loading Space Plan, which shall comply with these general requirements. Due to the unique nature of the MSBR Overlay District, parking requirements for all development within the MSBR Overlay District 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 Development Plan. In no case should 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 table below. When calculating the required number of spaces, fractional numbers shall be increased to the next whole number.

**Table 36.7 Minimum and Maximum Parking Requirements**

<b>Use</b>	<b>Minimum Number of Required Parking Spaces</b>	<b>Maximum Number of Required Parking Spaces</b>
<b>Mixed-Use Buildings</b>	1 space per dwelling and 1 space per 265 square feet of non-dwelling space	3 spaces per dwelling and 1 space per 225 square feet of non-dwelling space
<b>Small Retail &amp; Personal Services</b>	1 space per 265 square feet	1 space per 225 square feet
<b>Medium Retail &amp; Personal Services</b>	1 space per 265 square feet	1 space per 225 square feet
<b>Eating and drinking facilities including wineries and microbreweries, including those with curbside and pick-up windows</b>	1 space per 100 square feet	1 space per 75 square feet
<b>Nursing Home</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>Assisted Living Facilities</b>	1 space for every 2.5 dwelling units plus 1 space for every 2 employees	1 space for every 2 dwelling units plus 1 space for every 2 employees on largest shift
<b>Independent Senior Living Facilities</b>	0.85 spaces per dwelling unit	1 space per dwelling unit
<b>Professional Offices Open Floor Plan</b>	1 space per 175 square feet	1 space per 150 square feet
<b>Professional Offices Closed Floor Plan</b>	1 space per 300 square feet	1 space per 250 square feet
<b>Medical Office</b>	1 space per 225 square feet	1 space per 200 square feet
<b>Common Wall Single Family Attached Dwellings</b>	1 space per dwelling unit	3 spaces per dwelling unit
<b>Row Houses, Townhomes (up to four units per building)</b>	1.5 spaces per dwelling unit	3 spaces per dwelling unit
<b>Multi-Family Dwelling Units</b>	1.5 spaces per dwelling unit	3 spaces per dwelling unit
<b>Daycare, Early childhood education, elementary and middle schools</b>	4 spaces per classroom	5 spaces per classroom
<b>High Schools and Technical Schools</b>	1 space per every employee plus 1 space for every 5 students	1 space for every employee plus 1 space for every student
<b>Pet Grooming and Boarding Facilities</b>	1 space per 265 square feet	1 space per 225 square feet
<b>Neighborhood parks</b>	25 spaces	40 spaces
<b>Hotels/Motels</b>	1 space per room	2 spaces per room
<b>Mini-Golf, Batting Cage</b>	1 per tee or cage	1.5 per tee or cage
<b>Bowling Alley</b>	3 per lane	4 per lane
<b>Recreation/Fitness Centers</b>	7 spaces per 1,000 square feet	8 spaces per 1,000 square feet
<b>Outdoor recreation fields</b>	50 per field	75 per field

<b>Ice Skating Rink or other recreational use not specified herein</b>	1 per 200 square feet	1 per 150 square feet
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**Table 36.8 EV Parking Requirements**

<b>Minimum Parking Spaces</b>	1 space per 100 standard parking spaces.
<b>EV Parking Space Design Standards</b>	Plug-in points must be associated with an individual parking space.
	Plug-in points and charging equipment shall be installed at the end or to the side of the associated parking space, in a landscaped area. A landscape buffer at least 3’ wide should conceal the charging equipment from the public right of way. Plantings should include evergreen shrubs or small trees capable of providing year-round screening to a height of at least 6’ within three years of planting.
	A 3’ x 3’ space shall be provided between the parked car and the EV equipment for the purpose of operating the equipment, except as otherwise required by ADA regulations.
	Spaces must be a minimum of 10’ wide by 20’ long.
	Curbs or wheel stops shall be utilized to prevent vehicle overhang into the equipment operation space.
	A sign, 12” wide by 21” tall indicating “Electric Vehicle Charging Station” shall be centered at the end of the parking space, mounted at a height of no more than 7’ from grade to the bottom of the sign. MUTCD standard blue and green colors, and icon for electric vehicle charging shall be used on the sign.

5. Access

- a. Access to a county road shall be limited to those locations approved by the County Engineer. Access to State Route 605 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 two hundred (200) feet between access points.
- b. 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 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. The Township Board of Trustees may rely upon recommendations from the Delaware County Engineer’s Office or other consulting engineers to determine that the proposed method for providing connectivity is the most suitable in each particular development.

6. Drive Through Stacking Requirements

- a. Developments providing an order and drive through service, pick up window, or other automobile-oriented use on the site shall be designed so that vehicles do not interfere with the parking and movement of other vehicles. Stacking lanes shall be provided to achieve this in accordance with the Stacking Requirements in Table 36.9.

**Table 36.9**

<b>Activity</b>	<b>Minimum Stacking Spaces (per lane)</b>	<b>Measured From and Including</b>
<b>Banks and ATMs</b>	3	Teller/Window or ATM machine
<b>Restaurant, Coffee Shop, or other similar use</b>	8	First pick up window
<b>Full-Service Car Wash</b>	20	Entrance of tunnel
<b>Self Service – Automated Car Wash</b>	4	Washing Bay
<b>Fuel/Gasoline Pump Island</b>	1 (at each end of the outermost gas pump island)	Pump Island

- a. Pump spaces can count toward the stacking space requirement.
  - b. Stacking spaces shall be a minimum of nine (9) feet by twenty (20) feet in size.
  - c. Stacking spaces may not impede on- or off-site traffic movements or movements in or out of off-street parking spaces. There shall be a separate drive aisle allowing ingress and egress of vehicles that are not waiting in the drive through lanes.
  - d. Stacking spaces shall be separated from other internal driveways by surface markings or raised medians.
  - e. These stacking space requirements shall be in addition to the off-street parking space requirements.
  - f. When adjacent to residential uses, stacking spaces shall be required to be located on sides of the lot opposite the adjacent residential use.
- S. **Signs** – All signs shall be in accordance with the following regulations.



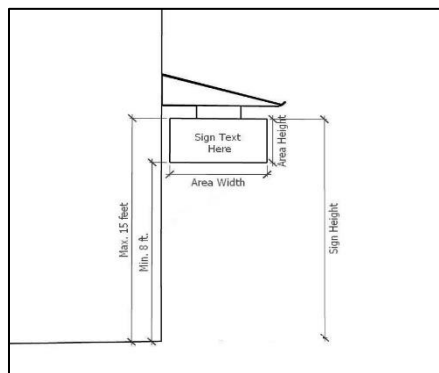
1. Design: Signs shall be designed to adhere to the Rural Design theme utilizing natural materials such as stone, wood, or brick for eighty percent (80%) of the sign. Sign colors and fonts should also align with the rural character of the area, utilizing greens, browns, tans, whites, muted blue, and barn red and shall match that of the primary building.
2. Projecting Signs: Projecting signs shall be utilized for mixed use buildings, shall comply with the following guidelines, and shall blend with the architectural design of the building to which it is attached.

**Table 36.10 Projecting Signs**

<b>Maximum Number of Signs Permitted Per Non-Residential Tenant</b>	1
<b>Maximum Square Footage</b>	6
<b>Maximum Height (Feet)</b>	15
<b>Minimum Height (Feet)</b>	8

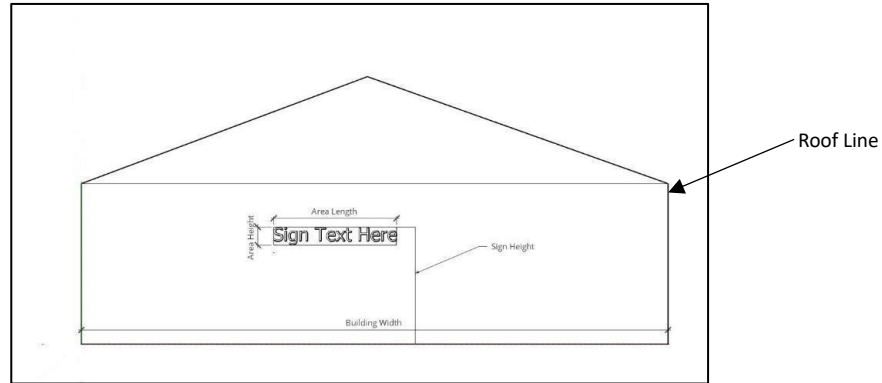
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**Figure 36.7**



3. Wall Signs: All wall signs shall comply with the following requirements as shown in Table 36.11. Such Signs should be scaled with the building design and should blend with the architectural design of the building to which it is attached.

**Figure 36.8**



**Table 36.11 Wall Signs**

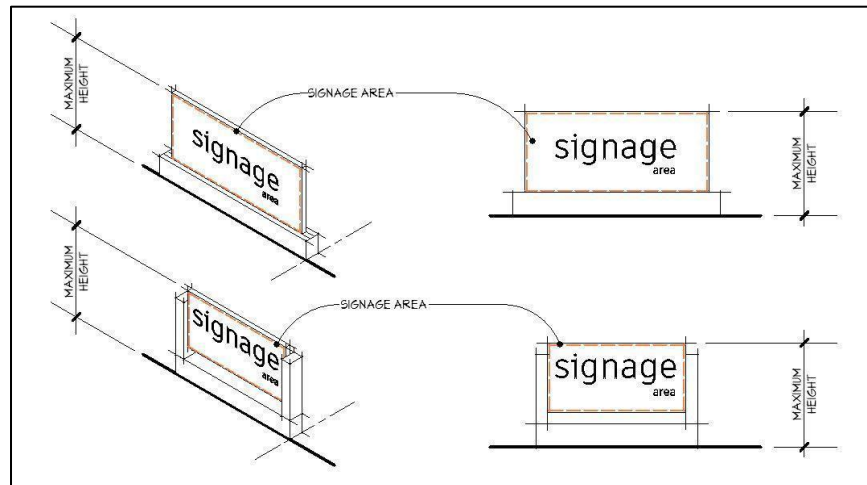
Wall Signs	Mixed-Service Business Residential
<b>Maximum Number of Signs Permitted</b>	1 per tenant
<b>Maximum Square Footage</b>	1 square foot per 1 lineal foot of width of tenant space, not to exceed 50 square feet
<b>Maximum Height (Feet)</b>	15

4. Ground Mounted Signs: All ground mounted signs shall comply with the following requirements.
  - a. All Ground Mounted Signs shall have a solid base consistent with the primary building design and have a minimum of fifty (50) square feet of landscaping around all sides of the Ground Mounted Sign. Sign shall be affixed directly to a base having a width at least equal to that of the sign.
  - b. There shall be a maximum of two (2) Sign faces per Sign.

**Table 36.12 Ground Signs**

<b>Maximum Number of Signs Permitted</b>	1 per public road frontage
<b>Maximum Square Footage Per Sign Face</b>	20
<b>Maximum Height (Feet)</b>	8
<b>Minimum Distance from ROW (Feet)</b>	10

**Figure 36.9**



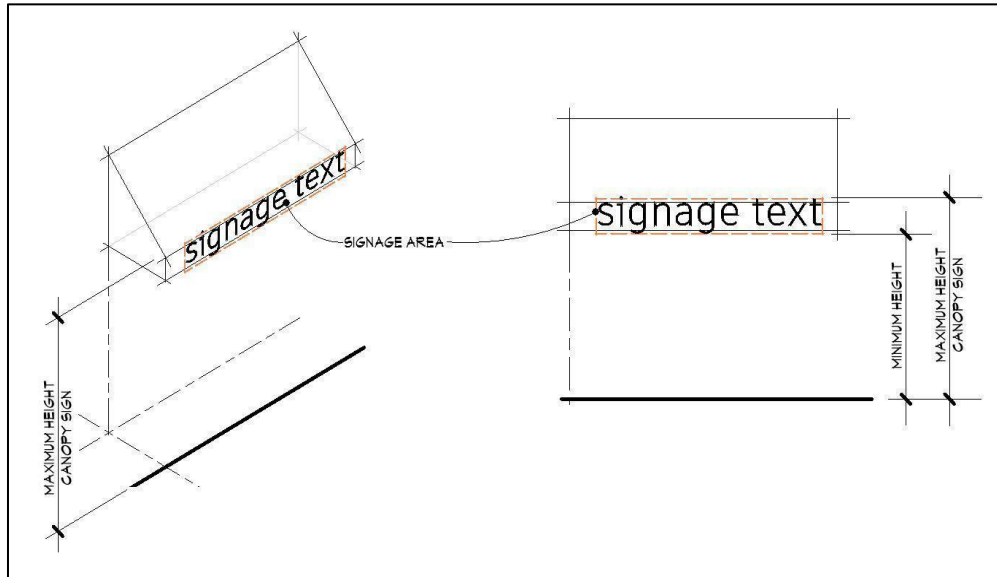
5. Canopy Signs: Canopy signs shall be permitted over the entrance to a building. Canopy signs comply with the following requirements and shall blend with the architectural design of the building to which it is attached.

**Table 36.13 Canopy Signs**

<b>Maximum Number of Signs Permitted Per Building Entrance</b>	1
<b>Maximum Square Footage</b>	10

<b>Maximum Height (Feet)</b>	15
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**Figure 36.10**



6. Temporary Signs: The following Temporary Sign regulations apply to all uses within the MSBR Overlay District.
  - a. Temporary Signs shall be prohibited within the right-of-way.
  - b. Up to six (6) Small Temporary Signs shall be permitted per parcel per street frontage without a permit. Each Small Temporary Sign shall be seven (7) square feet in area or less and less than three (3) feet in height.
  - c. Two (2) Large Temporary Signs shall also be permitted per parcel provided a Sign permit is issued in accordance with the following regulations. Large Temporary Signs shall not:
    - i. Exceed eight (8) feet in height.
    - ii. Exceed thirty-two (32) square feet in area (per Sign face)
    - iii. On parcels of five (5) acres or less, such signs shall be displayed for no 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 and must be approved by the Board of Zoning Appeals.
    - iv. On parcels that are greater than five (5) acres, such signs may be displayed for up to one-hundred eighty (180) days. Upon the expiration

of this permit, the Zoning Inspector may grant one (1) extension up to an additional one-hundred eighty (180) days.

- v. The sign permit number for Large Temporary Signs must be printed on the sign in a visible location.

7. Window Signs: All window signs shall comply with the following requirements:

**Table 36.14 Window Signs**

<b>Maximum Number of Signs Permitted Per Lot</b>	3
<b>Maximum Square Footage</b>	25% of window area
<b>Maximum Height (Feet)</b>	15

8. Wayfinding Signs: There may be two wayfinding signs per access driveway connecting to a public or private street. Wayfinding signs shall be limited to a maximum height of three (3) feet, a maximum area of six (6) 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.

T. **Utilities** – All utilities in the MSBR Overlay District shall be buried underground.

U. **Divergences** – The Reviewing Authority, as a part of the Development Plan approval process outlined in Article XXXI, may grant divergences from any standard or requirement in this Article with the exception of permitted uses, the density of dwelling units per acre, and the percentage of required open space. An applicant requesting a divergence shall specifically and separately list each requested divergence and the justification therefore on the Development Plan with a request that the proposed divergence be approved “per plan”. No divergence shall be granted for the reduction of required open space, density, or uses other than those permitted in this Article.

The definitions in Article IV of the Harlem Township Resolution shall be amended as follows (Additions are in **Bold** – Deletions are in a ~~strikethrough~~). If a definition exists in Article IV and is not included on this list, it shall not be amended and shall remain in full force and effect)

**ASSISTED LIVING FACILITY** – A residential facility designed to meet housing and care needs of older persons and individuals with disabilities in a residential rather than institutional environment, while maximizing independence, choice, and privacy. Assisted living programs provide personal care for persons with needs for assistance in the activities of daily living and can respond to unscheduled needs for assistance. Services typically provided include meals, housekeeping, laundry and linen service, medication monitoring, transportation, and activities. Assisted living settings also typically

**provide features that enhance resident autonomy, such as lockable doors, full bathrooms, temperature control, and single occupancy, and may provide limited cooking facilities in individual units. Assisted living centers exclude nursing homes and other special housing facilities as elsewhere defined.**

**AUTOMOBILE ORIENTED USES** – A use where a patron places an order on site and waits for a product to be prepared without the need to exit his/her vehicle. It also includes services rendered directly on, to, or for vehicles. Such uses include but are not limited to drive-thru-through or drive-in restaurants with ordering areas, drive-in movie theaters, car washes (all types), gas stations (including convenience market), facilities specializing in oil changes, car repair, other similar auto service facilities, and stand-alone parking lots. The sale of vehicles (new and used) in addition to any facility that provides a fixed parcel pickup location is not included within this definition. **This definition does not include Pick Up or Banking Windows.**

**BANK** – A financial institution licensed to receive deposits and make loans. Such use may also include financial services including but not limited to wealth management, currency exchange, and safe deposit boxes.

**BEVERAGE SALES, MICROBREWERY** – See Microbrewery.

**BEVERAGE SALES, MICROWINERY** – A limited production winery, typically producing, bottling, and selling wines on-site or for local distribution and typically purchases its grape product from an outside supplier or an off-site vineyard. A Microwinery may operate a tasting room or may offer a limited or full food menu.

**COMMERCIAL RECREATIONAL FACILITY, LARGE** – A facility that is full enclosed by four (4) solid walls and a roof for the provision of athletic and amusement facilities involving the active participation of the user – public in a sports related activity and includes but is not limited to racquet courts, billiards, bowling alleys, ax throwing, miniature golf courses and arcades. Large Commercial Recreational Facilities are greater than five thousand (5,000) square feet.

**COMMERCIAL RECREATIONAL FACILITY, OUTDOOR**– A facility that is not fully enclosed by four (4) solid walls for the provision of athletic and amusement facilities involving the active participation of the user – public in a sports related activity and includes but is not limited to fields for soccer fields, football, baseball, lacrosse or other related sports, racquet courts, billiards, bowling alleys, ax throwing, miniature golf courses and arcades.

**SMALL, OUTDOOR RECREATIONAL FACILITY** - Less than five thousand (5,000) square feet.

**LARGE, OUTDOOR RECREATIONAL FACILITY** – Five thousand (5,000) square feet or larger.

**COMMERCIAL RECREATIONAL FACILITY, SMALL**– A facility that is fully enclosed by four solid walls and a roof for the provision of athletic and amusement facilities involving the active participation of the user – public in a sports related activity and includes but is not limited to racquet courts, billiards, bowling alleys, ax throwing, miniature golf courses and arcades. Small Commercial Recreational Facilities are smaller than five thousand (5,000) square feet.

**COMMUNITY SERVICES** – Institutional uses that include but are not limited to community centers, museums, galleries, libraries, and other similar facilities.

**DRIVE THROUGHS** - A use where a patron places an order on site or in advance and waits for a product to be prepared without the need to exit his/her vehicle. Such uses include but are not limited to drive-through or drive-in restaurants with ordering areas, drive-in movie theaters. A drive-through facility does not include any vehicle repair facility, gas stations, fixed parcel pick up, and pick up - banking window.

**DWELLING UNIT:** Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.

Dwelling, Single Family: A dwelling consisting of a single dwelling unit only, separated from other dwelling units by open space.

~~Dwelling, Two-Family: A dwelling consisting of two dwelling units which may be attached side by side or one above the other, and each unit having a separate or combined entrance or entrances. See Dwelling, Common Wall.~~

~~A. Dwelling, Multi-Family: A dwelling consisting of three or more dwelling units with varying arrangements of entrances and common dividing walls. Multi-Family housing may include industrialized units.~~

**DWELLING, ROW HOUSES, TOWNHOMES (UP TO FOUR UNITS PER BUILDING)** - Each unit features its own entrance, living spaces, kitchen, and bathroom. Units may share walls with adjacent units and may include shared outdoor spaces.

**DWELLING, STUDIO, ONE-OR TWO-BEDROOM UNITS** - A studio consists of a single room that combines living, sleeping, and kitchen areas. One-bedroom units have a separate bedroom, while two-bedroom units feature two distinct bedrooms.

~~HOTEL OR MOTEL: A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding house, rooming house or lodging house.~~

**HOTELS/MOTELS** - An establishment consisting of a group of attached or detached living or sleeping units with bathroom and closet space, located on a single lot, and designed for use by transient automobile travelers. These establishments furnish customary services such as housekeeping, laundering of linens, telephone, secretarial or desk service, and the use of furniture. In a hotel, ingress and egress to rooms is made through an inside lobby, while in a motel, access is typically direct from the parking area. Both types of establishments offer temporary, rental accommodations for transient persons, typically for no more than thirty (30) days at a time.

**MAKER SPACE, LARGE** - A facility that is five thousand (5,000) square feet or larger and serves as shared coworking space for independent craftsmen to produce, display, and sell woodwork, furniture, pottery, glass or other related items. The facility can also have shared office space.

**MAKER SPACE, SMALL** – A facility that does not exceed five thousand (5,000) square feet that is utilized for the preparation, display, and sale of individually crafted artwork, jewelry, furniture,

**sculpture, pottery, glass or other related items. No odor, fumes or excess noise may be produced at the facility.**

**NATIVE SPECIES - Native plant species are those that occur naturally in a specific region without human introduction. They have adapted to local climates and ecosystems, providing essential food and habitat for wildlife. Native plants contribute to biodiversity, enhance soil stability, and are generally more resilient to local pests and diseases.**

**NURSING HOME – A residential health care facility, licensed by the State of Ohio, which provides institutional lodging, nursing care, personal care and supervision to aged, chronically ill, physically infirm, or convalescent patients who are not related to the owner or administrator of the facility.**

**OFFICE, ADMINISTRATIVE, BUSINESS, MEDICAL OR PROFESSIONAL, LARGE - A building that is five thousand (5,000) gross square feet or larger in area and includes a set of rooms or tenant spaces used for commercial, professional, medical or bureaucratic work.**

**OFFICE, ADMINISTRATIVE, BUSINESS, MEDICAL OR PROFESSIONAL, SMALL - A building that is less than five thousand (5,000) gross square feet in area and includes a set of rooms or tenant spaces used for commercial, professional, medical or bureaucratic work.**

**PARK, COMMUNITY OR REGIONAL – A park that is twenty (20) acres or larger and designed to service a larger region beyond a specific neighborhood and may include playground apparatus and other space for active recreational purposes, along with some areas for passive use.**

**PARK, NEIGHBORHOOD – A park that is up to twenty (20) acres in size, serving an area one to two miles in diameter and serving a population of less than five thousand (5,000) persons. Neighborhood parks are typically designed to service a specific neighborhood area and may include playground apparatus and other space for active recreational purposes, along with some areas for passive use.**

**PLACES OF ASSEMBLY, LARGE – Any facility or business where three hundred (300) or more individuals gather to participate or observe programs or services or assemble for social purposes. This includes public halls, theatres, churches, worship facilities, and other similar meeting facilities.**

**PLACES OF ASSEMBLY, SMALL – Any facility or business where less than three hundred (300) individuals gather to participate or observe programs or services or assemble for social purposes. This includes public halls, theatres, churches, worship facilities, and other similar meeting facilities.**

**RESTAURANTS - An establishment which offers food and/or drinks to the public, guests, or employees. The food may be prepared and consumed either on or off site.**

**SCHOOL, HIGH SCHOOL – A public or private institution providing secondary education prior to students starting college or obtaining a job. It typically includes grades nine through twelve (9 – 12).**

**SCHOOL, POST-SECONDARY – A public or private institution providing educational or training services to individuals who have completed high school.**

**SCHOOL, EARLY CHILDHOOD EDUCATION, ELEMENTARY, INTERMEDIATE, OR MIDDLE – A public or private institution providing educational services to children in preschool through the eighth grade.**



**SOLAR ARRAY** – A mechanically integrated assembly of modules or panels with a support structure and foundation, tracker and other components as required to form a direct-current power producing unit.

**SOLAR ENERGY SYSTEM** – The equipment, assembly or building construction and requisite hardware that provides and is used for collecting, transferring, converting, storing or using incident solar energy for water heating, space heating, cooling, generating, electricity, or other applications that would otherwise require the use of a conventional source of energy such as petroleum products, natural gas, manufactured gas, or electricity produced from nonrenewable resource.

**SOLAR ENERGY FARM, INDUSTRIAL** – A solar energy system that is designed for, or capable of, operation at an aggregate capacity of fifty (50) megawatts or more of power. Such systems are exempt from township zoning.

**SOLAR ENERGY SYSTEM, SMALL** – A solar energy system with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.

**SOLAR ENERGY SYSTEM, SMALL, GROUND-MOUNTED** – A small solar energy system where an array is mounted on a rack or pole that is ballasted on, or is attached to, the ground.

**SOLAR ENERGY SYSTEM, SMALL, ROOF MOUNTED** – A small solar energy system mounted to the roof of a building or structure. Roof-mount systems are accessory to the primary use of a property

**STAINED GLASS** – A decorative form of art that involves the use of colored pieces that are assembled into a design and held together by durable metal framing. They are typically used in windows or doors and have traditionally been utilized in churches.

**WIND ENERGY CONVERSION SYSTEM, INDIVIDUAL** – A designed Energy Conversion System consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a single interconnection to the electrical grid, and deigned for, or capable of, operation at an aggregate capacity of not more than one-hundred (100) kilowatts and is intended to primarily reduce on-site consumption of utility power.