



*****This meeting will take place by remote access only. Please see page 2 of this agenda for information required to join this virtual meeting.*****

Zoning & Subdivision Committee

Thursday, July 9, 2020, 11:45 am

- Minutes from last meeting of June 11, 2020
- 1. Review of Dublin Green Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of ERN-2 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of GPN-12 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 4. Review of Thomas Duff/Fed Ex Ground Facility Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 5. Review of Jerome Township Zoning Text Amendment – Staff Report by Aaron Smith
- 6. Review of Solar Energy Model Text Language – Staff Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Ashley Gaver – City of Marysville
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer’s Office
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith – LUC



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Access to anyone wishing to attend this meeting
will be remotely/virtually only using zoom.

Go to: <https://us02web.zoom.us/j/87853415933>
Meeting ID: 878 5341 5933
Participant ID: N/A
Password: 886660

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+1 929 205 6099 US (New York)
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+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

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Participant ID: N/A
Password: 886660

Find your local number:

<https://us02web.zoom.us/j/87853415933>

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Applicant:	<p>Jerome I Associates, LTD c/o Gus Crim 383 S. Third Street Columbus, OH 43215 gcrim@jskilken.com</p> <p>EMH&T c/o Patricia Brown 5500 New Albany Rd Columbus, OH 43054 pbrown@emht.com</p>
Request:	Approval of the Dublin Green – Preliminary Plat.
Location:	Located in the northwest corner of the intersection of State Route 161 and Industrial Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 24.68 acres of land and 5 lots. The proposed use is a commercial retail shopping center.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ Public waterline ○ Private sanitary sewer with pump station to City of Marysville <p>Prior Action:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was originally approved in April 2016 and subsequently extended in April 2018. ○ The Preliminary Plat expired in April 2020. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Union County Engineer’s Office submitted comments in a letter dated 07-02-20. (Please review the letter for the full context of the comments.) The Engineer’s Office advised off-site road and street improvements remain outstanding. The letter from the Engineer’s Office also reads, “Pursuant to Section 314.4 [of the Subdivision Regulations], we do not approve of the design due to the omission of the right of way and subsequent impact to the layout and design of lots and streets”. The Engineer’s Office recommended denial of the Plat in its letter.
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	<ul style="list-style-type: none">○ The Engineer’s Office also recommended a multi-use trail/bikepath along State Route 161 across the frontage of the outlots to provide connectivity from the existing multi-use trail/bikepath constructed as part of the State Route 161/Industrial Parkway roundabout to the proposed connections planned with State Route 161/Cosgray Road roundabout improvement. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments received as of 07-01-20. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 07-01-20. Standard comments from the Health Department are below:<ol style="list-style-type: none">1. “All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”2. “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”3. “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.” <p>• City of Marysville</p> <ul style="list-style-type: none">○ In an email dated 07-01-2020, the City advised it had no comments. <p>• Jerome Township</p> <ul style="list-style-type: none">○ The Township submitted comments in a letter dated 07-01-20. The Township reported, “Various Development Plans and zoning certificates have been approved in accordance with the Township’s Zoning Resolution to permit development at this site. This preliminary plat appears to comply with those
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	<p>approved plans and certificate.” The Township was not aware of any specific violations of the Zoning Resolution relevant to the Preliminary Plat.</p> <ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 07-01-20.• American Electric Power<ul style="list-style-type: none">○ No comments received as of 07-01-20.• Franklin County Economic Development & Planning<ul style="list-style-type: none">○ Franklin County submitted comments in an email dated 06-30-2020. The County recommended deeding of the 2 small parcels located in Franklin County to the roadway maintenance authority, as the 2 parcels appear to be almost entirely located in a highway easement.• LUC Regional Planning Commission<ol style="list-style-type: none">1. LUC is only able to act on subdivisions within Union County.2. If a subdivision is located in Brookston soils, the Regional Planning Commission may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use. In the past, applicants have provided a letter about this. Please provide soil types/limits with this (§313, 8.; §416).3. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§414).4. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401; §413, 2.).5. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).
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Logan-Union-Champaign regional planning commission

Staff Report – Dublin Green

Staff Recommendations:	<p>LUC Staff recommends <i>DENIAL</i> of the Dublin Green Preliminary Plat.</p> <ul style="list-style-type: none">○ Section 405 reads, “If required by the County Engineer, the Subdivider shall cause to be prepared a traffic study to determine the effect of the traffic generated by the subdivision on the existing surrounding public roads and intersections. The Subdivider may be required to widen or improve existing roads, streets or intersections due to increased traffic caused by the subdivision as determined by the County Engineer” (pp. 19). In its letter dated 07-02-2020, the Union County Engineer’s Office advised off-site road and street improvements remain outstanding.○ Section 414, 4. reads, “The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.” In its letter dated 07-02-2020, the Union County Engineer’s Office advised, “Pursuant to Section 314.4 [of the Subdivision Regulations], we do not approve of the design due to the omission of the right of way and subsequent impact to the layout and design of lots and streets” (§314, 4.).
Z&S Committee Recommendations:	

June 18, 2020

Logan-Union-Champaign Regional Planning Commission
9676 E. Foundry Street
PO Box 219
East Liberty, Ohio 43319

Subject: Dublin Green Preliminary Plat

Dear LUC Regional Planning Commission,

We are pleased to submit the preliminary plat for the Dublin Green project. The site is approximately $24.68\pm$ acres located at the northwest corner of SR 161 and Industrial Parkway in Jerome Township, Union County. The development will contain retail development and associated parking infrastructure.

If you have any questions or require additional information, please do not hesitate to contact me directly at pbrown@emht.com or (614) 775-4396.

Sincerely,

Patricia A. Brown, PE
Associate/Project Manager



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"	X	
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.	X	
3	Location by section, range, and township or Virginia Military Survey (VMS).	X	
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.	X	
5	Date of survey.	X	
6	Scale of the plat, north point, and date.	X	
7	Boundaries of the subdivision and its acreage.	X	
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.	X	
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.	X	
10	Zoning classification of the tract and adjoining properties.	X	
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.	X	
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.	X	
13	Layout, names and widths of proposed streets and easements.	X	
14	Building setback lines with dimensions.	X	
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.	X	
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.	X	
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.	X	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	X	
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Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.	X	
20	Description of proposed covenants and restrictions.	N/A	
21	Description of proposed zoning changes.	N/A	
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.	X	
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.	X	
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval.	N/A	
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval.	N/A	
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.	N/A	
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.	X	
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	X	

10820 St Rt 347, PO Box 219
 East Liberty, Ohio 43319
 • Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Application for Preliminary Plat Approval

Date: 06/18/2020

Name of Subdivision: Dublin Green

Location: NW Corner of SR 161 & Industrial Pkwy
Township: Jerome Military Survey: 6420 and 6748
Complete Parcel(s) Identification Number (PIN): 1500310180040, 1500310180030, 1500310182010

Have ALL Sketch Plan review letters been obtained? Yes (Engineer, SWCD, Board of Health)

Name of Applicant: Gus Crim (Owner Rep)

Address: 383 S. Third Street
City: Columbus State: OH Zip: 43215
Phone: (614) 221-4547 Fax: (614) 221-3091 Email: gcrim@jskilken.com

Name of Owner of property to be subdivided: Jerome I Associates, LTD

Address: 383 S. Third Street
City: Columbus State: OH Zip: 43215
Phone: (614) 221-4547 Fax: (614) 221-3091 Email: gcrim@jskilken.com

Name of Applicant's Surveyor or Engineer: Patricia Brown, PE

Address: 5500 New Albany Rd
City: Columbus State: OH Zip: 43054
Phone: (614) 775-4396 Fax: (614) 775-4804 Email: pbrown@emht.com

Proposed Acreage to be Subdivided: 24.68

Current Zoning Classification: PUD

Proposed Zoning Changes:

Proposed Land Use:

Development Characteristics

Number of proposed lots: 5 Typical lot width (feet): Varies
Number of proposed units: Typical lot area (sq. ft.): Varies
Single Family Units: Multi-Family Units:

Acreage to be devoted to recreation, parks or open space: 4.2±



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Recreation facilities to be provided: _____

Do you propose deed restrictions? (If yes, attach a copy): Yes _____ No X

1. Proposed method of Supplying Water Service: Public waterline

2. Proposed method of Sanitary Waste Disposal: Private sanitary sewer w/ pump station
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	<u>Private sanitary</u>	<u>Installed</u>	
b.	<u>Public water</u>	<u>Installed</u>	
c.	<u>Private storm sewer</u>	<u>Installed</u>	
d.	<u>Retail development</u>	<u>Partially installed</u>	<u>X</u>
e.	_____	_____	_____

For Official Use

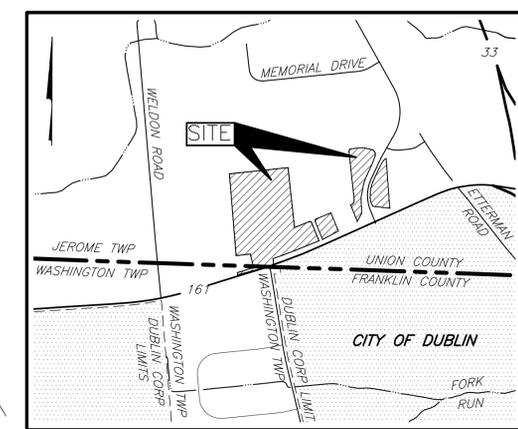
Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

Curve Table					
Curve Number	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	90°00'00"	25.00'	39.27'	N66°43'47"W	35.36'
C2	90°00'00"	25.00'	39.27'	S23°16'13"W	35.36'
C3	74°14'52"	55.00'	71.27'	N31°08'47"E	66.39'
C4	90°00'00"	30.00'	47.12'	S39°01'30"W	42.43'
C5	19°43'09"	234.00'	80.53'	N86°07'04"W	80.14'
C6	5°45'57"	458.00'	46.09'	N76°41'01"W	46.07'
C7	94°57'44"	60.00'	99.45'	N26°19'10"W	88.45'
C8	20°04'25"	579.98'	203.20'	S15°15'29"W	202.16'
C9	35°17'49"	170.00'	104.73'	N19°41'44"W	103.08'
C10	27°20'28"	485.01'	231.44'	N11°37'25"E	229.25'
C11	33°07'53"	103.22'	59.69'	S45°58'13"W	58.86'
C12	2°45'03"	5659.58'	271.73'	N69°38'45"E	271.70'



PROJECT DATA TABLE

Total Development Site Area:	*24.68 Ac
No. of Buildings:	8 Buildings
Approximate Retail Space:	146,029 SF
No. of Outlots:	6
Area Reserved for Stormwater Management:	4,211 Ac
Total Parking Provided:	886 Spaces
Handicap Parking Provided:	27 Spaces

* Area Does Not Include Retail "A" & Outlot 8

* Areas denoted as outlots are part of the overall development. They have been shown divided for leasing purposes for tenants only.

NOTE:
Site layout is conceptual and subject to change during final engineering.

* Permissible build area as long as parking ratios and restrictions of PUD text are maintained.

* All building setbacks shall be per PUD zoning text.

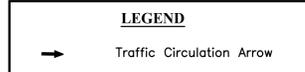
All of Dublin Green is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39049C0127K and 39049C0131K, effective date June 17, 2008.

The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

Proposed Use of Lots: Commercial Retail Shopping Center

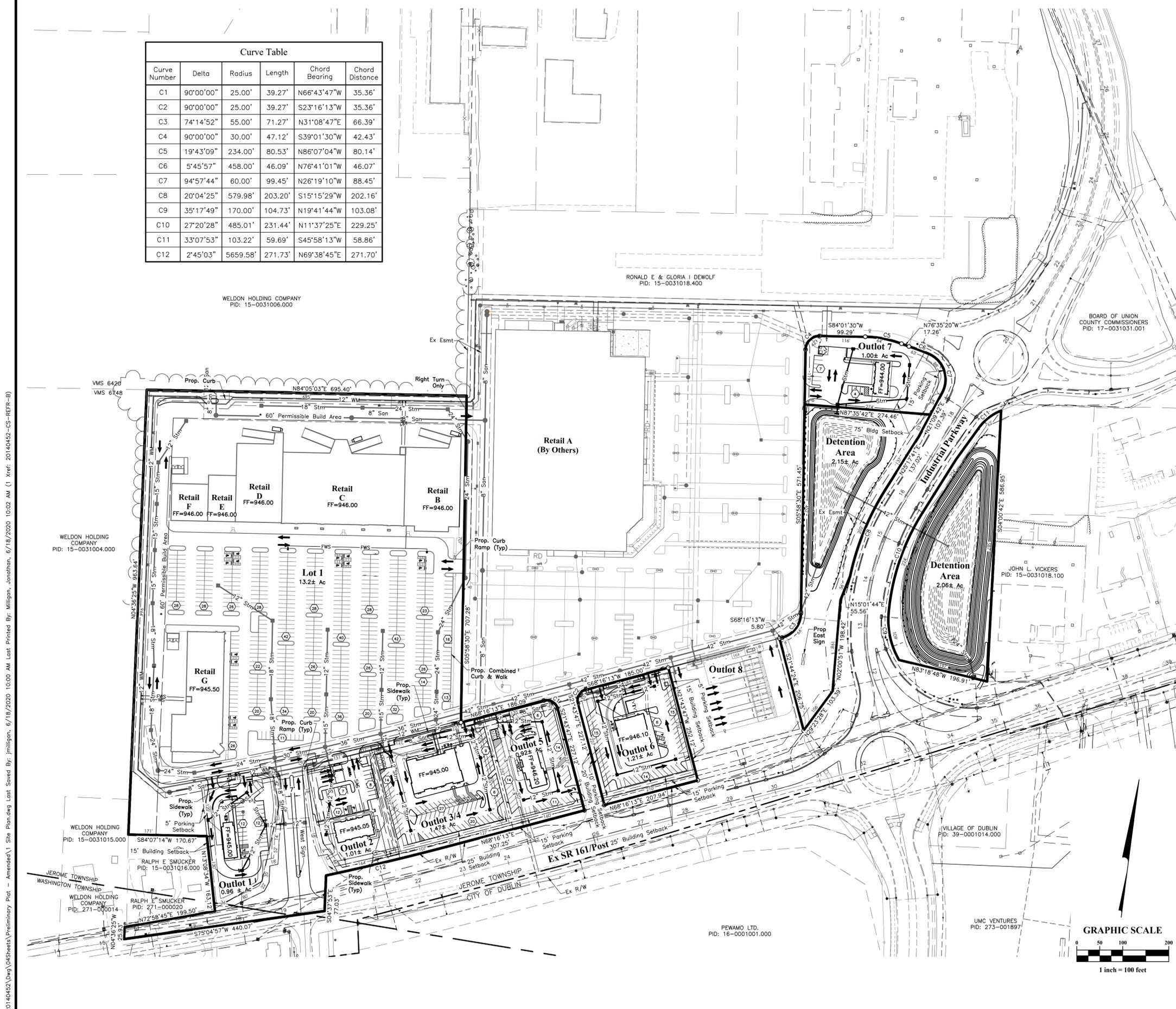
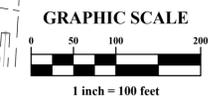
Proposed Covenants and Restrictions: None

Proposed Zoning Changes: None



BENCH MARKS (NAVD 1988)

Source	Aluminum Plug in the southwest corner of the south headwall of Cosgray Road culvert WAS 39-4.98 over Schoby and Sharp Ditch, 0.30 miles south of Dublin-Plain City Road, 20 feet west of the centerline of Cosgray Road.	Elev. = 941.545
BM HI-1		
BM#1	Chiseled square on the northeast corner of a concrete light pole base located at the northeast corner of the intersection of Industrial Parkway and Plain City-Dublin Road (State Route 161).	Elev. = 945.65
BM#2	Chiseled square on the south corner of a concrete light pole base located at the northwest corner of the intersection of Industrial Parkway and Old Industrial Parkway.	Elev. = 943.74
BM#3	Railroad spike in the northeast side of a wooden utility pole being the second pole west of the intersection of Cosgray Road and Plain City-Dublin Road (State Route 161).	Elev. = 944.44



J:\20140452\Draw\04Sheets\Preliminary Plat - Amended\1 Site Plan.dwg Last Saved By: jmilligan, 6/18/2020 10:00 AM (1 Xref: 20140452-CS-REFR-B)

REVISIONS

MARK	DATE	DESCRIPTION

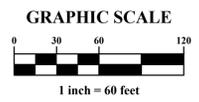
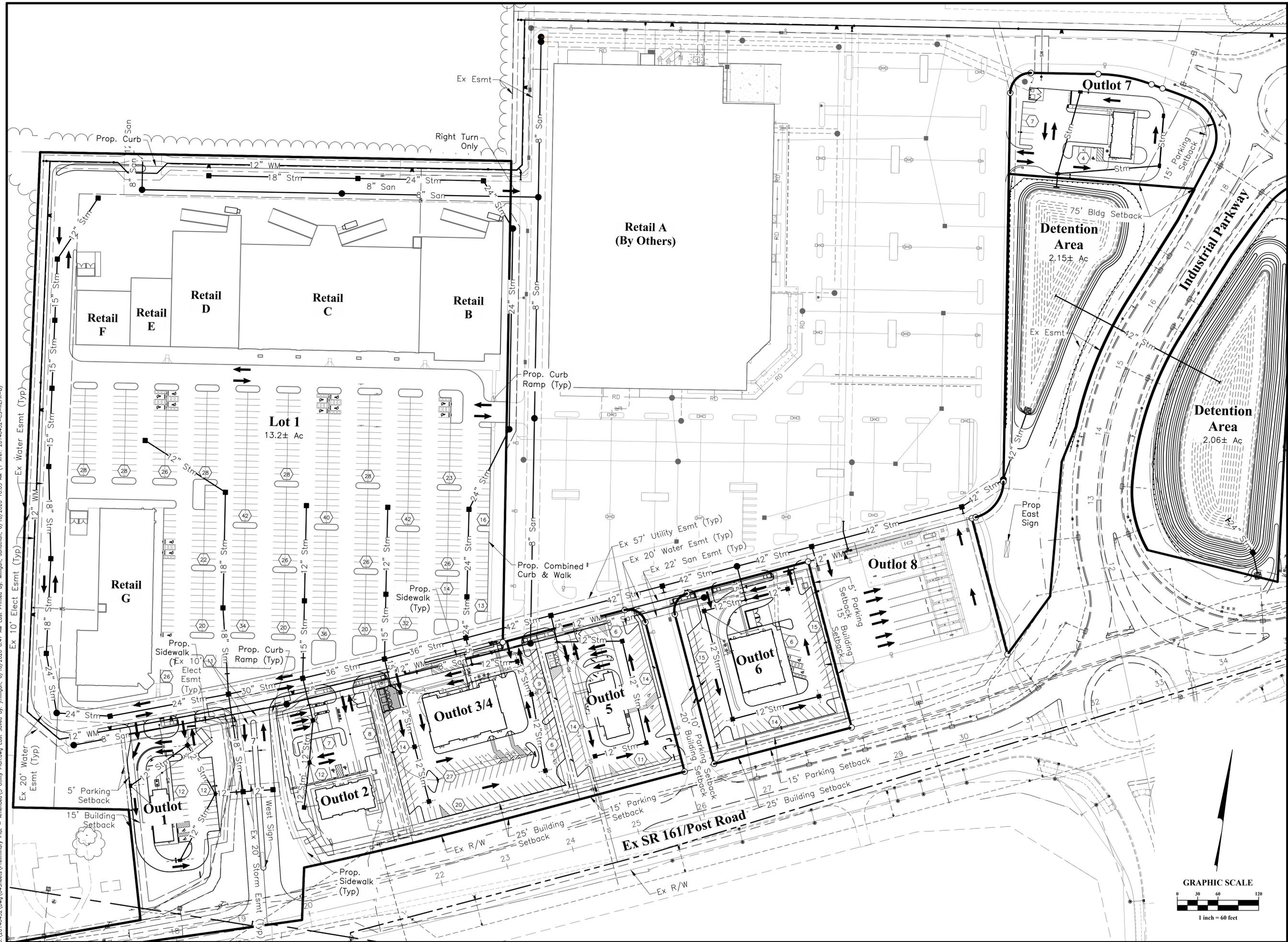
Joseph Skilken Organization
 Contact: Gas Crim
 385 S. Third St.
 Columbus, OH 43215
 Tel: (614) 231-4547
 Fax: (614) 231-3091

VIRGINIA MILITARY SURVEYORS AND ENGINEERS
 JEROME TOWNSHIP SURVEYORS AND ENGINEERS
 FRANKLIN COUNTY, STATE OF OHIO
PRELIMINARY PLAT
FOR
DUBLIN GREEN
SITE PLAN



DATE	JUNE 18, 2020
SCALE	1" = 100'
JOB NO.	20140452
SHEET	2/3

J:\20140452\04\Sheets\Preliminary Plat - Amended\3 Utility Plan.dwg Last Saved By: jmilligan, 6/18/2020 8:47 AM Last Printed By: Milligan, Jonathan, 6/18/2020 10:03 AM (Xref: 20140452-CS-REFR-B)



MARK	DATE	DESCRIPTION

Joseph Skillen Organization
 10000 Galesburg Rd
 Columbus, OH 43241
 Tel: (614) 231-4547
 Fax: (614) 231-3091

VIRGINIA MILITARY SURVEYORS AND ENGINEERS
 FRANKLIN COUNTY, STATE OF OHIO
 PRELIMINARY PLAT
 FOR
DUBLIN GREEN
 UTILITY PLAN

EMHAT
 Evans, Aeschwerl, Hershberger & Miller, Inc.
 5000 W. Broad Street, Columbus, OH 43228
 Phone: 614.775.4500
 emhat.com

DATE	JUNE 18, 2020
SCALE	1" = 60'
JOB NO.	20140452
SHEET	3/3



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

July 2, 2020

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Dublin Green
Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office Tuesday, June 23rd. As has been documented, this subdivision gained preliminary plat approval from the LUC Executive Committee in April of 2016, and the approval of an extension of said preliminary plat in April of 2018. The approval for that preliminary plat has since lapsed, as no extension was filed within the required 24 month period.

During the above timeframe, construction drawings have been submitted and subsequently approved and constructed for much of the subdivision. Buildings have been constructed and businesses have been in operation within this subdivision, some as early as August of 2016.

As part of the development of this subdivision, we required a traffic impact study to estimate the impact of the site generated traffic to the existing roadway network as well as to determine appropriate roadway improvements and contributions to the network. That analysis resulted in a Developer's Agreement signed by the developer and Union County in which right of way dedication and monetary contributions would be made by the developer to the County in order to construct a roundabout at the intersection of Cosgray Road and SR 161. Per the Agreement, the roundabout was to be constructed by best efforts from Union County by August of 2017. Due to various delays associated with design, right of way acquisition (including from the developer), environmental mitigation and utility relocation, construction of the roundabout has not yet begun. The developer has not made the appropriate contributions, nor dedicated the appropriate right of way necessary to construct this intersection improvement, claiming the delay in construction of the roundabout voids the Agreement. The County has filed a complaint seeking injunctive and other relief through the Court of Common Pleas in Union County. The current schedule has set a trial date set for September of 2020.

Regardless of the status of the court case, it is known and has been for some time the footprint of the right of way necessary to be conveyed to the County for this improvement, as well as the design footprint for the improvement itself. Neither the right of way nor the improvement has been shown on the preliminary plat. Considering all of the final design documents for other areas of the subdivision have been submitted and shown, this can only be perceived as an attempt to further remove responsibility from the developer to mitigate their traffic impact pursuant to the traffic impact study and Section 405 of the Subdivision Regulations. Pursuant to Section 314.4, we do not approve of the design due to the omission of the right of way and subsequent impact to the layout and design of the lots and streets. As a result, the County does not support this plat as submitted, and recommends disapproval of the preliminary plat.

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Bill Narducci, PE
Assistant County Engineer

Fred Slota, CBO
Chief Building Official

In addition to the above, our previous reviews have indicated the recommendation of a multi-use trail/bikepath along SR 161 across the frontage of the outlots to provide connectivity from the existing multi-use trail/bikepath that was constructed as part of the SR 161/Industrial Parkway roundabout to the proposed connections that are planned with the SR 161/Cosgray Road roundabout improvement.

Should you have any questions or concerns, please feel free to contact me at (937) 645-3165.



Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Cc: Jeff Stauch – Union County Engineer (via email)
Thayne Gray – APA, Union County Prosecuting Attorney's Office (via email)

PUD Zoning Text for Jerome I Associates, LTD
PROPOSED DISTRICT: Permitted Uses of B-11, B-12, B-13, and B-14
PROPERTY ADDRESS: State Route 161
OWNER: Jerome I Associates, LTD.
APPLICANT: Jerome I Associates, LTD.
DATE OF TEXT: 2/21/07
AMENDED: 3/15/07; 3/28/07; 4/11/07; 5/7/07
APPLICATION NUMBER: PUD-06-112

INTRODUCTION

The property, as described in the legal description* submitted with the zoning application, is located north of State Route 161, east of Weldon Road, and west of Industrial Parkway (the "Property"). The Property consists of 46.244 +/- acres with 35 +/- acres of the Property currently zoned for general retail uses (33 +/- acres is zoned B-14, 2 +/- acres is zoned B-13). The remaining 11 +/- acres of the Property are zoned for recreational uses with a retail orientation, including uses such as basketball, hockey, and tennis. The property can be developed pursuant to such classifications without the development standards contained in this Text. The purpose of this PUD rezoning application is to bring the Property under the Planned Unit Development (the "PUD") zoning classification, as provided in Article II of the Zoning Resolution of the Township of Jerome, Union County, Ohio (the "Resolution") and to set forth development standards for the Property.

PART ONE – DEVELOPMENT STANDARDS

A. Permitted Uses:

1. All uses contained in Sections B-11, B-12, B-13 and B-14 of the Resolution, except those uses set forth in Part One, Section B.
2. No more than two (2) drive-up, freestanding ATMs shall be permitted.
3. The "Restrictions" set forth in Sections 251, 252, 253 and 254 of the Resolution shall not apply to the uses permitted under this Part One, Section A of the Text.

B. Prohibited Uses:

1. Auto dealer.

*The final legal description is subject to the Ohio Department of Transportation's ("ODOT") determination of the final location of relocated Industrial Parkway (see note below). All land east of the western right-of-way line of relocated Industrial Parkway and south of the proposed State Route 161 will be excepted from this zoning. After ODOT's appropriation of the right-of-way for relocated Industrial Parkway and the widening of State Route 161, Applicant intends to use the 2.1 acre portion of the excepted land (the "Remaining Land") for storm water detention as shown on the Site Plan. When the Remaining Land is improved for storm water detention, Applicant shall further improve the Remaining Land as depicted on the Site Plan. Furthermore, once improved with the detention pond and upon the request of the Township Trustees, Applicant agrees to rezone the Remaining Land PUD in accordance with the Site Plan and Landscape Plan.

(The legal description of the Property consisting of 38.1 +/- acres was presented and accepted by the Township as the property being zoned to the PUD zoning classification for Application Number PUD-06-112.)

2. Hotel/motel.
3. Body Shop.
4. Night club.

C. Development Standards:

1. The development standards shall be those set forth in: The Resolution as amended and supplemented by this Text; the Conceptual Detailed Site Plan dated February 22, 2007 (the "Site Plan") (note that building layout may be adjusted to accommodate user needs as long as all buildings are within the permissible building areas shown on the Site Plan. If building configurations change within the permissible building areas, vehicular and pedestrian access shall be provided in a manner similar to that shown on the Site Plan); the **Overall Landscape Plan dated March 9, 2007** (the "Landscape Plan"); the Materials Board dated March 9, 2007 (the "Materials Board"); and the Proposed Building Elevations dated (4 pages) February 22, 2007, which are representative of the type of architecture and materials to be used (the "Elevations"); (the Text, Site Plan, Landscape Plan and Elevations shall hereinafter be referred to collectively as the "PUD Plan"). If any conflict between the Resolution and the PUD Plan, the PUD Plan shall prevail.

D. Density, Height, Lot and/or Setback commitments:

1. Setbacks:
 - (a). The setback from State Route 161 shall be a minimum of fifteen (15) feet for parking, loading and maneuvering and a minimum of twenty-five (25) feet for buildings.
 - (b). The setback from the relocated Industrial Parkway shall be a minimum of fifteen (15) feet for parking, loading and maneuvering and a minimum of seventy five (75) feet for buildings.
2. **Outparcels:** The side yard setback for outparcels shall be a minimum of five (5) feet for parking, loading and maneuvering and a minimum fifteen (15) feet for buildings. **The parking setback areas shall be landscaped in compliance with Part One, Section G.** The landscaping for the ten (10) foot minimum landscape islands between outparcel parking areas created by contiguous outparcels (5' parking setbacks on each outparcel) shall be landscaped with a combination of grass, shrubs and/or trees. The setbacks from the internal access drive shall be ten (10) feet for parking, loading and maneuvering and twenty (20) feet for buildings. The size, number and configuration of outparcels will depend on end users. The maximum number of outparcels shall be six (6). No outparcels shall be permitted along Industrial Parkway north of the proposed pond located west of relocated Industrial Parkway without resubmittal to the Jerome Township Zoning Board.

3. Maximum Building Area: For the entire Property the total building square footage permitted per acre shall not exceed 12,000 square feet for commercial uses and 20,000 square feet for office uses.
4. Height limitations: The following building height limitations shall apply to non-outparcel buildings on the Property. The height of a building shall be defined as the vertical distance from grade to the highest point of the parapet of a flat roof or on a sloped roof shall be measured to the mean height of the sloped roof element.
 - a. Any building exceeding 25,000 square feet in size (the "Anchor Store"), shall have a maximum building height of forty-five (45) feet, excluding architectural tower elements.
 - b. Any building greater than 5,000 square feet and less than 25,000 square feet in size (the "Junior Anchor") shall have a maximum building height of thirty-six (36) feet, excluding architectural tower elements.
 - c. Any building less than 5,000 square feet in size (the "In-line Retail") shall have a maximum building height of twenty-eight (28) feet, excluding architectural tower elements.

E. Access, Loading, Parking and/or other Traffic related commitments:

1. Access points shall be permitted as shown on the Site Plan.
2. All uses, shall have a minimum parking ratio of one (1) parking space for every 250 square feet of building floor area except uses providing seating for more than twenty (20) customers consuming food or drink prepared on the premises, shall provide a minimum of one (1) parking space for every 100 square feet of building floor area. Parking ratios shall not be required for garden centers, outdoor sale areas and outdoor patios.
3. Standard parking spaces shall be a minimum of 9' x 19'. Parking area tree diamonds located within a parking field may encroach into a portion of the adjacent parking spaces and such spaces shall be deemed standard parking spaces for purposes of satisfying the parking requirements of Section 2 of this Part One (E). Handicapped parking spaces shall be in compliance with applicable standards.
4. Off-street Loading Requirements

Each commercial use shall provide loading spaces based on gross floor area as follows:

 - (i) Under 5,000 square feet – No loading spaces required
 - (ii) 5,000 square feet or more but less than 10,000 square feet
– One (1) loading space required.
 - (iii) 10,000 square feet or more but less than 30,000 square feet – Two (2) loading spaces required.
 - (iv) 30,000 square feet or more but less than 90,000 square feet – Three (3) loading spaces required.
 - (v) 90,000 square feet or more but less than 150,000 square feet – Four (4) loading spaces required.
 - (vi) 150,000 square feet or more but less than 250,000 square feet – Five (5) loading spaces required.

(vii) 250,000 square feet or more – Five (5) loading spaces plus one (1) for each 80,000 square feet or fraction thereof in excess of 250,000 square feet.

5. No overnight parking of recreational vehicles shall be permitted in the parking lots. No overnight parking of semi-trucks shall be permitted on the site except in the designated loading areas by trucks making deliveries to the Property.
6. Traffic will be internally directed to circulation lanes within the center. No outparcels will have direct access to public right-of-ways other than right-in, right-out limited movements with the reasonable consent of the Township.
7. Drive-through windows/drives shall be permitted on the Property.
8. Curb cuts shall be permitted as shown on the Site Plan. The easternmost curb cut on State Route 161, currently shown as right-in/right-out on the Site Plan, may be moved eastward, if necessary, based on approvals from the appropriate jurisdictional body. No outparcel uses shall have full curb cuts on State Route 161 or Industrial Parkway. Each outparcel shall have no more than two (2) curb cuts onto the internal access drive.

F. Site Lighting:

1. All outdoor lighting shall be cut-off fixtures (down lighting), except there may be accent lighting (up lighting) on landscaping and buildings.
2. All outdoor lighting fixtures to be used shall be similar in design to ensure aesthetic compatibility.
3. The maximum height of a pole mounted light fixture shall not exceed thirty-seven (37) feet above grade (measured at the fixture).
4. Building mounted lighting within service areas shall be designed to avoid offsite light spillage.
5. Any landscape lighting may be provided by up-lighted ground-mounted concealed fixtures.

G. Landscaping, Buffering, Open space and/or Screening:

Landscaping shall be installed and maintained in substantial compliance with the Landscape Plan and the following:

1. Parking areas adjacent to State Route 161 and relocated Industrial Parkway shall be screened by a hedge, mound, shrubs or a combination thereof that are 4' in height as measured from the grade of the parking lot. **If a hedge is used, it shall be installed at a height of no less than 2', and achieve 80% opacity in 4 years.**
2. **Interior green space shall be provided in parking areas at a minimum rate of ten (10) square feet of landscape area per 1,000 square feet of vehicular pavement**

area with a combination of landscaped areas, tree diamonds or perimeter landscaped area.

3. A tree row shall be installed within the setback areas along State Route 161 and relocated Industrial Parkway containing one tree for every 40 feet of roadway frontage. Trees may be grouped or evenly spaced. Street trees shall not be located within any established sight triangle. Street trees for each street shall be a consistent species.
4. Any portion of the Property not covered by buildings or pavement shall be landscaped and/or seeded.
5. No chain link or wire fencing shall be permitted on the Property; however, board on board wood or vinyl fences or masonry walls shall be permitted.
6. Unless otherwise specified minimum size of trees at installation shall be 2 ½" caliper.
7. All trees shall be well maintained. Weather permitting, dead plantings shall be replaced within six months or the next available planting season whichever occurs first.
8. On all outparcels, a minimum of one (1) tree per every ten (10) parking spaces shall be provided within the parking islands.
9. Service and delivery areas for any outparcel building will be screened from view from State Route 161 and Industrial Parkway with landscaping, masonry walls, fencing or a combination thereof.
10. The Landscape Plan will be subject to final engineering, allowing for minor adjustments where needed to allow for utility crossings, setbacks, etc. and other requirements of the PUD Plan.

H. Dumpsters and/or other environmental commitments:

1. All utility connections shall be kept to the rear or the side of the buildings.
2. Except as otherwise required by the respective utility company, all utility lines including water supply, sanitary sewer service, and gas, and their connections or feeder lines shall be placed underground. Any above ground utility facilities shall be screened not less than one (1) foot above the height of the facility.
3. No beverage/vending machines shall be permitted outside of the building(s).
4. Dumpsters and compactors for the In-line Retail shops will be located in the service and delivery areas.
5. Dumpsters shall be screened on all four sides by a solid wall or fence with a gate on one side to the height of six (6) feet or to a height of one (1) foot above the dumpster/waste container, whichever is higher.

6. Screening for outparcel dumpsters shall use the same exterior material(s) as the primary building on the outparcel.

I. Exterior Uses:

1. Outdoor storage and display of merchandise associated with a retail use within the shopping center shall be permitted in fenced and/or screened areas.
2. Seasonal sales items, such as pumpkins, flowers, and salt, may be offered for sale in the sidewalk areas along the front façade of the Anchor Stores. Passage along the sidewalk shall not be blocked for pedestrian travel.
3. Sidewalk areas may be used for exterior seating and dining. Seating and table plans shall be submitted to the Township Zoning Inspector for approval relative to sidewalk clearance and pedestrian safety.

PART TWO – ARCHITECTURAL STANDARDS

A. Architectural Requirements

Structures, including the Shopping Center Identification Signs set forth in Part Three, Section B of this Text, shall be designed and constructed in substantial compliance with Elevations and the following:

1. All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. Exterior materials on the front elevations of the buildings shall incorporate brick, brick veneer, stone, stone veneer, stucco or EIFS as listed on the Materials Board. In the event any of the listed exterior materials are not available, materials of comparable quality and appearance may be substituted. The use of CMU shall be permitted on rear building elevations. All buildings and portions thereof shall retain traditional building massing. Large commercial and retail buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the building(s) shall be aided through the use of different materials and architectural elements to help reduce the perception of the building mass.
2. Rooftop equipment, antennas, and similar protrusions shall be screened from view from State Route 161 and Industrial Parkway along the frontage of the Property. The buildings shall include parapet walls, individual screens or other architectural building elements to screen equipment from view from the pedestrian walking in front of such buildings. All screening elements shall be consistent with the style of architecture of the center. Satellite dishes shall be consistent with applicable federal law and all applicable provisions of the Resolution.
3. Permitted roof style:

- a. Pitched roofs with gabled or hipped ends.
 - b. Glass roofs are acceptable in portions of a structure
 - c. Mansard roofs
 - d. Flat roofs are permitted but must utilize parapets or cornices.
4. Use of roof pitches on outparcel buildings shall be encouraged.
 5. Prefabricated metal buildings and untreated masonry block structures are prohibited.
 6. In the event no retail shops are constructed to veneer the anchor user on the northeast corner of the Property, the east (side) elevation of the anchor building shall incorporate the same materials used on the south (front) elevation of the anchor store. Additionally, the east elevation of this building shall incorporate architectural features such as belts, soldier courses, articulation, etc. to reduce the mass of the building.

B. Architectural Requirements - Outparcel Buildings

1. Each outparcel building shall be designed to be compatible with the retail center. Each outparcel building shall employ the same exterior building materials as the retail center (or similar materials if such materials are not available). The maximum height of any outparcel building shall be twenty eight (28) feet except for architectural features such as parapets, cupolas, etc.
2. In the event pitched roofs are used on an outparcel building, such pitched roofs shall have a minimum of an 8/12 pitch. Smaller outparcel buildings are encouraged to use pitched roofs.

PART THREE – SIGNAGE

A. Signage - General Requirements:

1. These standards shall apply to the following permitted sign types:
 - a. Freestanding Signs
 - b. Wall Signs
 - c. Directional/informational signs
 - d. Canopy signs
 - e. Under-canopy signs
 - f. Nameplate signs
 - g. Window signs.
2. The graphic area of a sign shall be defined as the entire area enclosing the limits of wording, representation, emblem, or any figure of similar character, any of which forms an integral part of the display or serves to differentiate such display from the structure to which it is affixed. Any background materials, color or area defined by a border or a frame shall be included as part of the graphic area.
3. The sign area shall be defined as the area enclosed by the perimeter of the aggregate sign face. For a sign, composed of letters only, the sign area is the sum

of the area of the smallest contiguous rectangle capable of containing all adjoining letters.

4. Permanent sign type illumination shall be provided by one of the following manners:
 - a. Individually mounted, internally illuminated, face lit, channel letter.
 - b. Individually mounted, internally illuminated reverse channel letter ("halo" illuminated letter).

5. Prohibited graphic types shall include but are not limited to the following:
 - a. Wall mounted enclosed cabinet signs.
 - b. Roof top signs.
 - c. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.
 - d. Permanent or temporary banners, other than the center's banners and pennants that are described herein.
 - e. The use of building walls for display of advertising.
 - f. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
 - g. No sign shall be attached to any fence within the right-of way of any road.
 - h. Advertising devices that attempt, or appear to attempt, to direct movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.
 - i. No vehicle, trailer or equipment of any type may be parked on a building premise or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.
 - j. Exposed neon graphics or text that is mounted to either the exterior face of the building or that is mounted within the building that is visible from the exterior of the building.
 - k. Pole signs.

6. Window Signs shall not exceed 15 square feet per store.

7. Service and Address Signage: Each service/loading dock area is permitted to have the following message area on building elevation centered directly above door access: "Service Entrance", "Exit", etc. maximum letter height to be 6 inches.

8. Building address signage shall be indicated on front storefront glass doors and rear service doors to each individual tenant address by installing 6 inch high, white vinyl letters in Helvetica lettering style.

B. Shopping Center Identification Signs:

1. Developer shall be permitted to have three (3) Shopping Center Identification Signs listing the name of the shopping center and names of selected tenants. The Primary Shopping Center Identification Sign, shown on Sheet A-2.4 of the Elevations, will have a maximum of eight (8) tenants listed on the sign. The two Secondary Shopping Center Identification Signs, shown on Sheet A-2.4 of the Elevations, will have a maximum of fourteen (14) tenants listed on each sign.

2. The Primary Shopping Center Identification sign shall not exceed sixty (60) feet in height. The Secondary Shopping Center Identification Signs shall not exceed fifty (50) feet in height.
3. Tenant panels on the Shopping Center Identification signs shall be internally illuminated.

C. Ground signs:

1. Each outparcel shall be allowed one (1) monument sign per right-of-way frontage. The distance between outparcel monument signs shall not be less than 150 feet.
2. Monument signs shall have a maximum height of six (6) feet and a maximum width of ten (10) feet. The graphic area shall not exceed sixty (60) square feet per sign face.
3. All monument signs are to be constructed with a masonry base that is consistent with the materials used in the main retail center as shown on the exhibits marked Sheet SDA-4 and SDA-5 attached.
4. All monument signs shall be placed in a landscaped area.
5. Each outparcel may provide appropriate directional signage at ingress/egress access points. On site permanent directional signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be four (4) square feet.
6. Monument signs may be internally or externally illuminated. Light sources to externally illuminate signs shall be shielded from view.
7. The background color of the graphic area for each monument sign shall be a buff color and shall match the background color of the tenant panels of the Shopping Center Identification Signs.

D. Retail Center Tenant Signage – In-line Retail:

1. Use of individually mounted letters shall be limited to the fronts, or with endcap tenants, front and sides of stores relative to each tenant space. In all instances the message area letters and/or its sign panel shall be mounted directly to the building face.
2. All tenant signage shall be internally illuminated. Letter returns shall be dark gray.
3. Graphic area: The maximum graphic area for an in-line tenant shall be two (2) square feet of graphic area for each one (1) linear foot of wall to which the signage is to be mounted.

4. The horizontal width of each tenant's sign shall be a maximum of 80% of the width of such tenant's storefront width. Each tenant sign shall be centered on that tenant's storefront except in the event physical features of the building prevent centering, in which case tenant's sign may be offset to permit the placement of the sign.
5. Sign height: The maximum mounting height of any sign shall not exceed twenty (20) feet above grade and shall not extend above the roof or line of the parapet construction.
6. Maximum letter height shall be 30", except that maximum height of the upper case letters may be 36". Special attention to descent letters will be considered.
7. The sign area must terminate twenty-four inches (24") inside the tenant space side limits or corner of a building.

E. Retail Center Tenant Signage – Anchor Store:

1. Use of individually mounted letters shall be limited to the fronts of stores relative to each tenant space. In all instances the message area letters and/or its sign panel shall be mounted directly to the building.
2. All tenant signage shall be internally illuminated. Letter returns shall be dark gray.
3. Graphic area: The maximum sign area of an anchor store tenant shall be two (2) square feet of wall sign for each one (1) linear foot of wall to which the signage is to be mounted. Total graphic area shall not exceed four hundred (400) square feet per facade.
4. Sign height: The maximum mounting height of any sign shall not exceed twenty-eight (28) feet above grade and shall not extend above the roof or line of the parapet construction.
5. Maximum letter height shall be 72".
6. The sign area must terminate twenty-four inches (24") inside the tenant space side limits or corner of a building.

F. Tenant Blade Signs:

1. Each tenant may be permitted to select one of the (2) projecting blade sign options indicated at a maximum of (3) square feet of graphic area. See attached exhibits marked Sheet SDA-1 and SDA-2 attached.
 - a. Each blade sign shall be of the same color as the tenant's canopy sign letters
 - b. The tenant's name to be no greater than 3 inches in height and to have a $\frac{3}{4}$ " wide decorative border on the blade sign painted gold.
2. No part of any blade sign shall be less than eight (8) feet above the sidewalk or ground level.

G. Outparcel Building Signs:

1. All wall mounted signage may be internally or externally illuminated. Letter returns shall be dark gray.
2. The horizontal width of each tenant's copy shall be a maximum of 80% of the width of the wall on which is located.
3. Outparcel buildings shall be permitted three (3) on-premise wall signs. No graphic area shall be larger than 100 square feet per sign. The total aggregate graphic area for all such wall signs shall not exceed two hundred (200) square feet per building.
4. Outparcel building wall signs shall not be mounted higher than twenty-four (24) feet above grade and no less than ten (10) feet above grade and shall not extend above the roof or line of the parapet construction.

H. Service/Fuel Station Signage:

1. Signage which displays the purchase price of fuels shall be comprehensively and permanently incorporated into the ground signage of any retail service station.
2. In addition to wall mounted signage as provided above, such retail service station may have two signs mounted to the soffit of any canopy placed over the fuel dispensing area. The maximum graphic area of any canopy signage shall be fifty (50) square feet. No canopy signage shall extend above the roofline or below the bottom of the canopy soffit on which it is mounted.
3. If the retail service station facility also has a car wash, not more than two wall mounted illuminated name signs not exceeding fifty (50) square feet of graphic area in the aggregate may be mounted on the car wash facility (in addition to all other signs allowed in Part Three (H)(1) and (2) above.)



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

July 1, 2020

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Dublin Green – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Dublin Green – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Various Development Plans and zoning certificates have been approved in accordance with the Township's Zoning Resolution to permit development at this site. This preliminary plat appears to comply with those approved plans and certificate. Due to the constraints of time, I am unable to review every single approval granted to this site, but I am not aware of any specific violations of the Zoning Resolution that are relevant to this Preliminary Plat. The site must remain in compliance with the provisions of Map Amendment #PD06-112 and the general provisions of the Township's Zoning Resolution.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Thursday, July 2, 2020 2:05 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: Re: Subdivision Plats

Brad,

Please see below for my comments. Sorry, it's been a rough week!

Jeremy

On Thu, Jul 2, 2020 at 9:02 AM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Jeremy,

Do you all have any comments for the below plats?

- Dublin Green – Preliminary Plat
 - No comments since the majority of the construction at this development is complete.
- ERN-2, Phase 2 – Final Plat
 - No comments
- GPN-12, Phase 2 – Final Plat
 - A fifteen (15) foot easement shall be provided along the entirety of the future Ryan Parkway right-of-way.
- Thomas Duff AKA FedEx Ground Facility – Final Plat
 - No comments

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

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Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

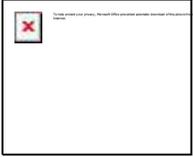
209 South Main Street

Marysville, Ohio 43040

[\(937\)645-7358](tel:(937)645-7358) (office)

[\(937\)645-7351](tel:(937)645-7351) (fax)

jhoyt@marysvilleohio.org



Brad Bodenmiller

From: Jeremy Burrey <jburrey@co.union.oh.us>
Sent: Thursday, July 2, 2020 3:04 PM
To: Brad Bodenmiller
Subject: RE: Dublin Green - Preliminary Plat

Brad,

Yes they are approved, with no Comments.

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, July 2, 2020 2:45 PM
To: Jeremy Burrey <jburrey@co.union.oh.us>
Subject: Dublin Green - Preliminary Plat

Jeremy,

Good afternoon! Is the preliminary drainage plan for the **Dublin Green – Preliminary Plat** approved?

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

Brad Bodenmiller

From: Brown, Matthew <mybrown@franklincountyohio.gov>
Sent: Tuesday, June 30, 2020 1:06 PM
To: Brad Bodenmiller
Cc: Snapp, Jenny R.
Subject: Dublin Green - Preliminary Plat

Hi Brad,

I hope that you are well. The proposed preliminary plat for the Dublin Green project includes 2 small parcels located in Franklin County, Franklin County Auditor parcel number 271-000003 and 271-000028. It appears as though these parcels are almost entirely located in a highway easement, presumably granted to the State of Ohio. I would recommend that these parcels be deeded to the applicable roadway maintenance authority for purposes of public right-of-way.

Please let me know if you have any questions about this recommendation. Thank you for the opportunity to review the preliminary plan.

Matt Brown
Planning Administrator

Franklin County
Economic Development & Planning Department
The Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215
Tel: 614-525-5647
<http://development.franklincountyohio.gov/>





Staff Report – Eversole Run Neighborhood Section 2 Phase 2

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Eversole Run Neighborhood, Section 2 (ERN-2), Phase 2 – Final Plat.
Location:	Located west of Jerome Road, north of Wells Road, and south of Harriott Road in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 38.039 acres of land and proposes 58 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 5.030 acres in Township right-of-way ○ 15.979 acres in single-family residential lots ○ 17.030 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ Jerome Village Community Authority Collection and City of Marysville public treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was approved in June 2020. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 07-01-20. The Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, but none has been approved yet. The Engineer’s Office recommended denial due to the outstanding bond. Should this and the additional comments below be addressed prior to the LUC
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Staff Report – Eversole Run Neighborhood Section 2 Phase 2

meetings, the Engineer's Office reserved the right to change its recommendation. Those additional comments are below:

1. Sheet 2: DOS-C & DOS-E are contiguous and should be combined and called DOS-C.
2. Sheet 2: Will there be DOS within the Quail Ridge Drive loop?
3. Sheet 3 & 4: North arrow is incorrect.

• **Union County Soil & Water Conservation District**

- No comments received as of 07-01-20.

• **Union County Health Department**

- No comments received as of 07-01-20. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)."

• **City of Marysville**

- Per an email dated 07-02-20, the City wrote it had no comments.



Staff Report – Eversole Run Neighborhood Section 2 Phase 2

	<ul style="list-style-type: none"> • Jerome Township <ul style="list-style-type: none"> ○ The Township submitted comments in a letter dated 07-01-20. The Final Plat complies with the approved Development Plan. <ol style="list-style-type: none"> 1. Sheet 3 & 4: Please relabel the setback line to “Building Setback”. • ODOT District 6 <ul style="list-style-type: none"> ○ No comments received as of 07-01-20. • Ohio Edison <ul style="list-style-type: none"> ○ No comments received as of 07-01-20. • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. Sheet 2: Please review graphic and written scale. Is the scale 1” = 100’ (§323, 1.)? 2. Sheet 3 & 4: Please review scale at bottom of page by page number. Is the scale 1” = 60’ (§323, 1.)? 3. Sheet 2: Please review dimension of 225.53’ along rear line of lots 1143-1145 (§323, 3.). 4. Sheet 3: Please review front lot line dimensions of lot 1142 (§323, 8.). 5. Sheet 3: Please review the rear lot line dimensions of lot 1145 (§323, 8.). 6. Sheet 4: Please review front lot line dimension of lot 1190 (§323, 5.). 7. Sheet 4: Are L23 (Lot 1122), L24 (Lot 1123), and L26 (Lot 1125) included in the line tables (§323, 6.)? 8. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of Eversole Run Neighborhood, Section 2 (ERN-2), Phase 2 – Final Plat. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 07-09-20 LUC meetings, confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending otherwise.</p>
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Logan-Union-Champaign
regional planning commission

Staff Report – Eversole Run Neighborhood Section 2 Phase 2

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Z&S Committee Recommendations:	
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Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Has a Preliminary Plat been approved for this subdivision?: Yes ___ No ___ Date: _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? _____

Approved 50' righth-of-way Widths Resolution #306-09 Date 6-11-09

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? _____

Has estimated construction cost been approved by the County Engineer? _____

Bond has been submitted to County Engineer? _____

Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Final Plat Review Checklist

#	Required Item Description	Have	Need
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.		
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.		
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat		
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.		
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.		
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.		
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.		
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.		
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.		
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.		
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.		
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas. N/A		
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.		
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).		
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.		



Logan-Union-Champaign regional planning commission

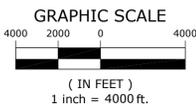
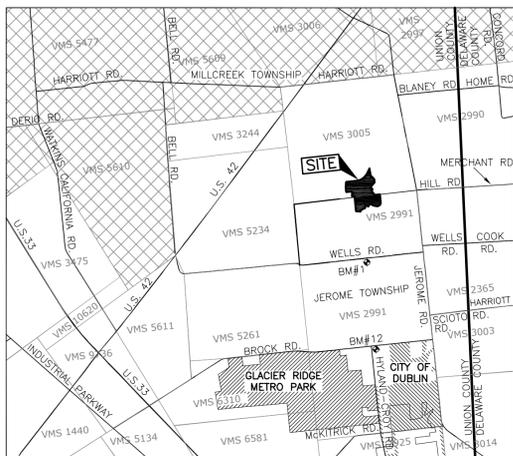
Director: Bradley J. Bodenmiller

15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.		
16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.	N/A	
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.	N/A	
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.		
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.		
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.		
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

LOCATION MAP



EVERSOLE RUN NEIGHBORHOOD, SECTION 2, PHASE 2

SITUATED IN
 VIRGINIA MILITARY SURVEY'S No.2991 AND 3005
 JEROME TOWNSHIP, UNION COUNTY, OHIO

SHEET INDEX
 Sheet 1 - Title/Signature Sheet
 Sheet 2 - ERN 2-2 Index/Overview
 Sheet 3 - ERN 2-2 Detail Sheet
 Sheet 4 - ERN 2-2 Detail Sheet

BASIS OF BEARINGS
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone as established by GPS observations.

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and Virginia Military Survey No. 3005, being 38.039 acres of land of which 10.785 acres of land is located in the remainder of that 29.000 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 722, Page 832, 14.290 acres of land is located in the remainder of that 43.035 acre tract of land as described in a deed to said Jerome Village Company, LLC, of record in Official Record 896, Page 495, 0.686 acre of land is located in the remainder of that 50.295 acre tract of land as described in a deed to said Jerome Village Company, LLC, of record in Official Record 697, Page 861, 10.249 acres of land is located in the remainder of that 11.578 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 714, Page 974, 1.212 acres of land is located in the remainder of that 194.363 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 672, Page 527 and 0.817 acre of land is located in the remainder of that 43.415 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Instrument No. 201410070007084, Recorder's Office, Union County, Ohio

Know all men by these presents that Jerome Village Company, LLC, owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 2020.

Jerome Village Company, LLC:
 By: Nationwide Realty Investors, Ltd., its manager

By: _____
 James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
 COUNTY OF UNION
 Before me, a Notary Public in and for said County, personally appeared James Rost, Vice President and Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2020.

Signature: _____ My commission expires: _____
 Notary Public

Reviewed this ____ day of _____, 2020: _____
 Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2020: _____
 Union County Health Department

Approved this ____ day of _____, 2020: _____
 Union County Engineer

Approved this ____ day of _____, 2020: _____
 LUC Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ____ day of _____, 20____ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County. +

Approved this ____ day of _____, 2020: _____
 Union County Commissioner

Union County Commissioner _____
 Union County Commissioner

Transferred this ____ day of _____, 2020: _____
 Union County Auditor

Filed for record this ____ day of _____, 2020, at ____ am/pm.

Recorded this ____ day of _____, 2020 at ____ am/pm in

Plat Book _____, Page _____
 Union County Recorder

ERN 2-2 Area Summary		
Right-of-Way (Township)	5.030	AC
Lots	15.979	AC
Openspace	17.030	AC
Total	38.039	AC

ERN 2-2 Lot Summary	
62' Frontage	24
80' Frontage	14
90' Frontage	12
100' Frontage	8

ERN 2-1 Density		
Gross (Lots/Total Area)	1.525	du/ac
Net (Lots/Lot Area)	3.630	du/ac

Minimum Lot Size		
62' Frontage	7,400	SF
80' Frontage	10,400	SF
90' Frontage	11,700	SF
100' Frontage	13,000	SF

Setbacks	62' Frontage	80' Frontage	90' Frontage	100' Frontage
Front Yard	20 FT	25 FT	25 FT	25 FT
Rear Yard	30 FT	30 FT	30 FT	30 FT
Side Yard	5 FT	6 FT	8 FT	10 FT

PARCEL BREAKDOWN		
Parcel Number	Map/GIS Number	Acreeages of Parcel within ERN 2-2
17-0010020.1000	126-00-00-016.001	10.785 AC.
17-0012012.1000	126-00-00-014.001	0.686 AC.
17-0012011.0000	126-00-00-003.000	14.290 AC.
17-0010021.1010	126-00-00-001.002	10.249 AC.
17-0010015.0010	116-00-00-059.000	1.212 AC.
17-0010021.0010	126-00-00-001.003	0.817 AC.

Jerome Township Note:
 The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of the filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note shall not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

Jerome Village Blanket Notes
 Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0380D, 39159C0385D, 39159C0390D and 39159C0395D, effective dates December 16, 2008. 39159C0385D is a non-printed panel with no flood hazard areas.
 Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
 Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.
 Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance program.
 Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.
 Note F: Removed (not applicable to ERN 2-2)
 Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
 Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
 Note I: Removed (not applicable to ERN 2-2)
 Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Jerome Village Variances
 1. Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.
 2. Variance has been approved from the Union County Subdivision Regulations, Section 406, requirement of 80' of separation from driveways to existing or proposed roadways.

SURVEYOR CERTIFICATION:
American Land Surveyors do hereby certify the following:
 1. The accompanying plat represents a subdivision of land in VMS 2991 and 3005, Jerome Township, Union County, Ohio.
 2. The tract has an area of 5.030 acres in streets, 15.979 acres in lots, and 17.030 acres in reserves making a total of 38.039 acres.
 3. This plat was prepared based on a field survey performed in November, 2016 by American Land Surveyors, LLC.
 4. All dimensions are shown in feet and decimal parts thereof, dimensions shown along curved lines are chord distances.
 5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D, dated December 16, 2008.
 6. Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription " Jon Adcock, S-8461 ", Right-of-way and centerline monumentation shall be placed at all points of curvature, tangency and points of intersection, and shall be set prior to lot sales.
 a. Additional Monuments shall be placed along all lot corners and changes in bearing, as well as all points of curvature and tangency prior to the Lot being sold. Lot monumentation may have a cap and inscription that varies from above.
 7. The accompanying plat is a correct representation of Eversole Run Neighborhood, Section 2, Phase 2 as surveyed.

Signed and sealed this ____ day of _____, 2020.

DEVELOPER:
 Jerome Village Company, LLC.
 375 N. Front Street, Suite 200
 Columbus, Ohio 43215
 Attention: Gary Nuss

SURVEYOR:
 American Land Surveyors, LLC
 1346 Hemlock Court N.E.
 Lancaster, Ohio 43130
 Attn: Jon (Brett) Adcock, P.S.

Jon (Brett) Adcock, Registered Professional Surveyor No. 8461

EVERSOLE RUN NEIGHBORHOOD, SECTION 2, PHASE 2 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922, UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 859 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

- Residential and Commercial**
- There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
 - N/A
 - Grading of the storm water retention areas shall not be changed.
 - N/A
 - The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
 - N/A
 - No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
 - The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
 - All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

- Residential Only**
- Downspout drains shall not be connected directly to roadway underdrains.

- Miscellaneous Restrictions/Notes**
- This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
 - Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Kingfisher Place, Quail Ridge Drive, Lilium Way and Eagle Crest Court. The owners of the fee simple titles to all of the lots in Eversole Run Neighborhood, Section 2 Phase 2 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
 - Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Ohio Edison, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

- Jerome Village Blanket Restrictions**
- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Ravenhill Parkway, Wells Road, Ryan Parkway, Brock Road.
 - Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
 - All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
 - All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
 - If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
 - No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Ravenhill, Ewing, Joshua, or Home Road.
 - No on-street parking within Eversole Run Neighborhood, Section 2, Phase 2.
 - Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Ravenhill Parkway And Hyland-Croy Road. Connections shall be directly adjacent to the open space along Ravenhill Parkway or Hyland-Croy Road, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
 - Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements (U)
 We the undersigned owners of the within platted land, do hereby grant unto the Jerome Village Community Authority, City of Marysville, Ohio Edison, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Kingfisher Place, Quail Ridge Drive, Lilium Way and Eagle Crest Court and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Drainage Easements (D)
 We the undersigned owners of the platted land, do here by grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated Drainage Easement, Utility Easement and Storm Sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

ALS AMERICAN LAND SURVEYORS

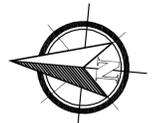
1346 Hemlock Court N.E.
 Lancaster, OH 43130
 Contact: Brett Adcock
 (740) 654-0600 - Lancaster
 (614) 837-0800 - Columbus
 (740) 455-2200 - Zanesville
 (740) 670-0800 - Newark
 Fax: (740) 654-0604
 www.americanlandsurveyors.com

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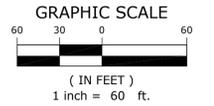
FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	MAY 19, 2020	
SCALE:	N/A	

EVERSOLE RUN NEIGHBORHOOD, SECTION 2, PHASE 2

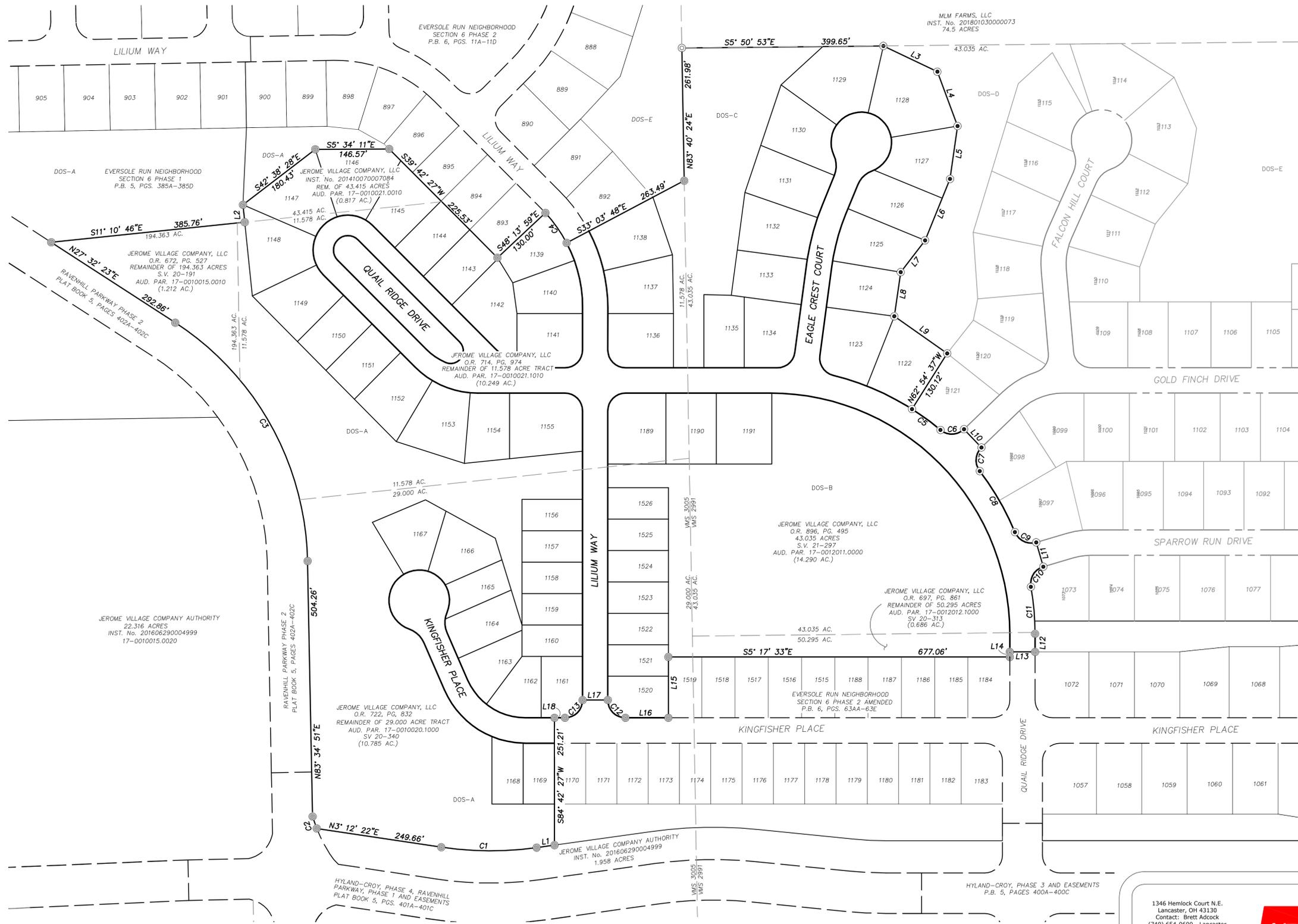
SITUATED IN
VIRGINIA MILITARY SURVEY'S No.2991 AND 3005
JEROME TOWNSHIP, UNION COUNTY, OHIO



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON
GPS OBSERVATIONS, BEING THE OHIO STATE
PLANE COORDINATE SYSTEM, NORTH
AMERICAN DATUM OF 1983 (NAD 83)



- LEGEND:**
- IRON PIN SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN PREVIOUSLY SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
 - (R) RADIAL LINE
 - DOS = DEDICATED OPENSOURCE AS DEFINED IN ERN2 ZONING
 - OSR = OPEN SPACE RESERVE AS DEFINED IN JEROME VILLAGE LAND PLAN



Boundary Line Table

Line #	Direction	Length
L1	N13° 14' 55"W	35.79'
L2	N78° 46' 01"E	34.53'
L3	S20° 06' 40"W	118.47'
L4	S64° 15' 47"W	114.35'
L5	N87° 13' 19"W	105.42'
L6	N73° 03' 19"W	130.90'
L7	N57° 42' 38"W	79.08'
L8	N86° 56' 32"W	88.10'
L9	S29° 37' 39"W	128.01'
L10	S40° 51' 34"W	50.00'
L11	S68° 23' 27"W	50.00'
L12	S84° 42' 27"W	35.77'
L13	N5° 17' 33"W	50.00'
L14	S84° 42' 27"W	10.00'
L15	S84° 42' 27"W	120.00'
L16	N5° 17' 33"W	85.00'
L17	N5° 17' 33"W	50.00'
L18	N5° 17' 33"W	20.69'

Boundary Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	660.50'	16° 27' 16"	189.69'	N5° 01' 17"W	189.04'
C2	301.50'	4° 44' 39"	24.96'	N65° 19' 59"E	24.96'
C3	573.00'	56° 02' 28"	560.45'	N55° 33' 37"E	538.38'
C4	275.00'	15° 10' 11"	72.81'	S49° 21' 07"W	72.60'
C5	525.00'	7° 37' 08"	69.81'	S30° 53' 57"W	72.60'
C6	35.00'	83° 50' 58"	51.22'	S7° 12' 58"E	46.77'
C7	35.00'	83° 50' 58"	51.22'	S88° 56' 05"W	46.77'
C8	525.00'	15° 13' 49"	139.55'	S54° 37' 30"W	139.14'
C9	35.00'	83° 50' 58"	51.22'	S20° 18' 56"W	46.77'
C10	35.00'	83° 50' 58"	51.22'	N63° 32' 02"W	46.77'
C11	525.00'	10° 09' 58"	93.15'	S79° 37' 28"W	93.03'
C12	35.00'	90° 00' 00"	54.98'	N39° 42' 27"E	49.50'
C13	35.00'	90° 00' 00"	54.98'	N50° 17' 33"W	49.50'

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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	MAY 19, 2020	
SCALE:	1"=100'	

EVERSOLE RUN NEIGHBORHOOD, SECTION 2, PHASE 2

SITUATED IN
VIRGINIA MILITARY SURVEY'S No.2991 AND 3005
JEROME TOWNSHIP, UNION COUNTY, OHIO

LEGEND:

● IRON PIN SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"

○ IRON PIPE FOUND (AS NOTED)

● IRON PIN PREVIOUSLY SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"

(R) RADIAL LINE

DOS = DEDICATED OPENSACE AS DEFINED IN ERN2 ZONING

OSR = OPEN SPACE RESERVE AS DEFINED IN JEROME VILLAGE LAND PLAN

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83)

Boundary Line Table

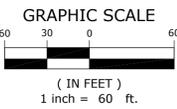
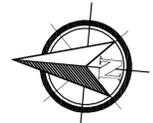
Line #	Direction	Length
L1	N13° 14' 55"W	35.79'
L2	N78° 46' 01"E	34.53'
L3	S20° 06' 40"W	118.47'
L4	S64° 15' 47"W	114.35'
L5	N87° 13' 19"W	105.42'
L6	N73° 03' 19"W	130.90'
L7	N57° 42' 38"W	79.08'
L8	N86° 56' 32"W	88.10'
L9	S29° 37' 39"W	128.01'
L10	S40° 51' 34"W	50.00'
L11	S68° 23' 27"W	50.00'
L12	S84° 42' 27"W	35.77'
L13	N5° 17' 33"W	50.00'
L14	S84° 42' 27"W	10.00'
L15	S84° 42' 27"W	120.00'
L16	N5° 17' 33"W	85.00'
L17	N5° 17' 33"W	50.00'
L18	N5° 17' 33"W	20.69'

Centerline Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C14	300.00'	27° 46' 15"	145.41'	N70° 49' 20"E	143.99'
C15	150.00'	45° 00' 00"	117.81'	S17° 12' 27"W	114.81'
C16	500.00'	90° 00' 00"	785.40'	N39° 42' 27"E	707.11'
C17	450.00'	14° 38' 11"	114.95'	N80° 22' 25"W	114.64'
C18	500.00'	16° 19' 00"	142.39'	N78° 32' 57"E	141.91'
C19	500.00'	27° 31' 53"	240.26'	N54° 37' 30"E	237.95'
C20	500.00'	38° 33' 04"	336.42'	N21° 35' 02"E	330.11'
C21	500.00'	7° 36' 02"	66.33'	N1° 29' 31"W	66.28'
C22	150.00'	66° 21' 30"	173.73'	S27° 53' 12"W	164.18'

Boundary Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	660.50'	16° 27' 16"	189.69'	N5° 01' 17"W	189.04'
C2	301.50'	4° 44' 39"	24.96'	N65° 19' 59"E	24.96'
C3	573.00'	56° 02' 28"	560.45'	N55° 33' 37"E	538.38'
C4	275.00'	15° 10' 11"	72.81'	S49° 21' 07"W	72.60'
C5	525.00'	7° 37' 08"	69.81'	S30° 53' 57"W	72.60'
C6	35.00'	83° 50' 58"	51.22'	S7° 12' 58"E	46.77'
C7	35.00'	83° 50' 58"	51.22'	S88° 56' 05"W	46.77'
C8	525.00'	15° 13' 49"	139.55'	S54° 37' 30"W	139.14'
C9	35.00'	83° 50' 58"	51.22'	S20° 18' 56"W	46.77'
C10	35.00'	83° 50' 58"	51.22'	N63° 32' 02"W	46.77'
C11	525.00'	10° 09' 58"	93.15'	S79° 37' 28"W	93.03'
C12	35.00'	90° 00' 00"	54.98'	N39° 42' 27"E	49.50'
C13	35.00'	90° 00' 00"	54.98'	N50° 17' 33"W	49.50'



Easement Line Table

Line #	Direction	Length
L25	N88° 47' 17"W	199.47'
L27	S5° 17' 33"E	122.66'
L28	S77° 27' 43"W	205.91'
L29	N20° 13' 13"W	20.12'
L30	N63° 28' 53"E	20.40'
L31	N63° 28' 53"E	75.63'
L32	N28° 56' 03"W	9.14'
L33	S10° 41' 57"E	56.23'
L34	S20° 03' 23"E	44.34'
L35	N83° 02' 55"E	20.53'
L36	S20° 03' 23"E	41.32'
L37	S10° 41' 57"E	160.78'
L38	N79° 18' 03"E	20.00'
L39	S10° 41' 57"E	102.92'

Centerline and R/W Line Table

Line #	Direction	Length
L19	N84° 42' 27"E	35.77'
L20	N84° 42' 27"E	35.77'

Lots Line Table

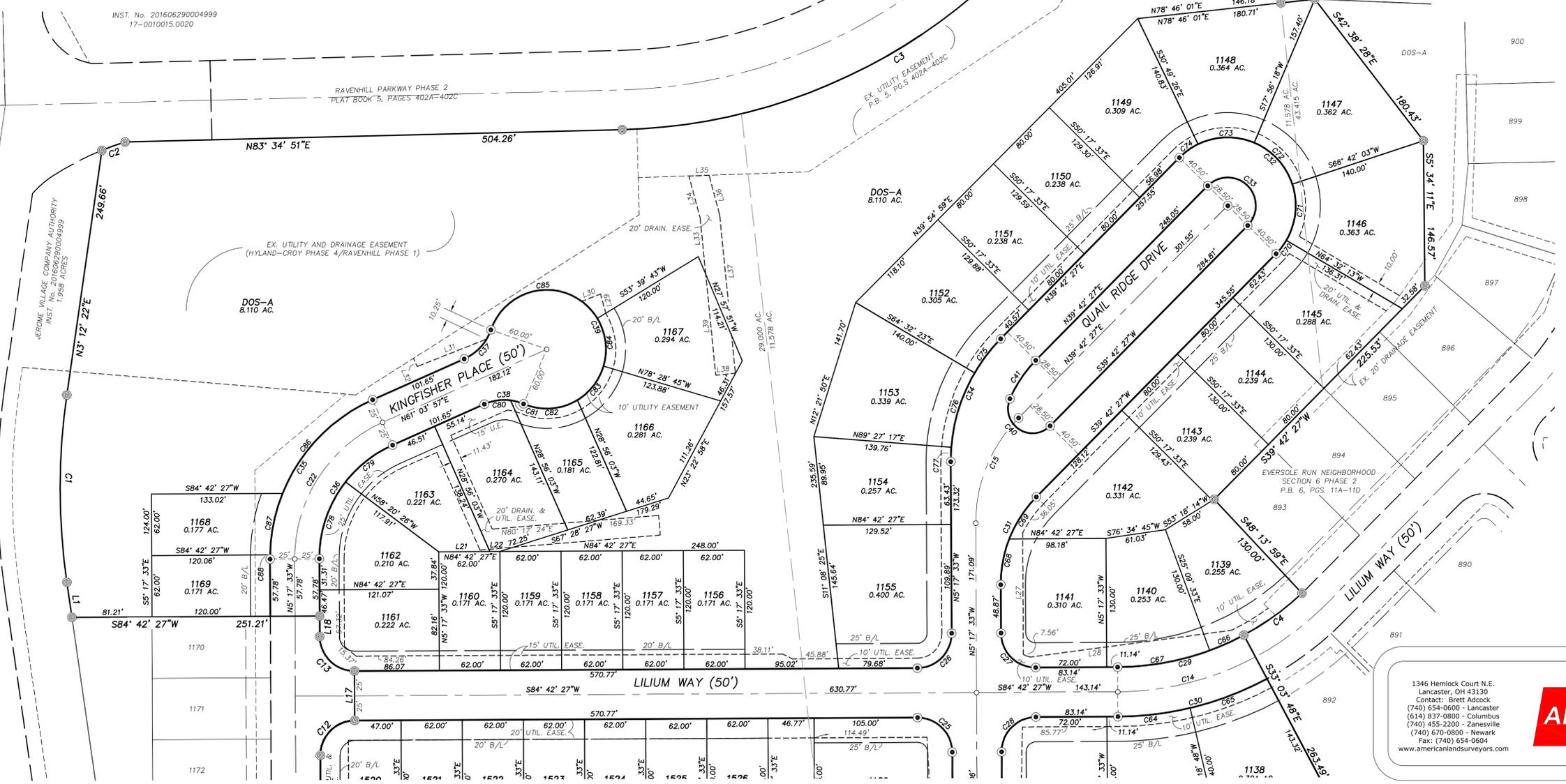
Line #	Direction	Length
L21	N84° 42' 27"E	51.85'
L22	N84° 42' 27"E	10.15'

Right-of-Way Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C25	35.00'	90° 00' 00"	54.98'	N50° 17' 33"W	49.50'
C26	35.00'	90° 00' 00"	54.98'	N39° 42' 27"E	49.50'
C27	35.00'	90° 00' 00"	54.98'	S50° 17' 33"E	49.50'
C28	35.00'	90° 00' 00"	54.98'	S39° 42' 27"W	49.50'
C29	275.00'	27° 46' 15"	133.29'	N70° 49' 20"E	131.99'
C30	325.00'	27° 46' 15"	157.53'	N70° 49' 20"E	155.99'
C31	125.00'	45° 00' 00"	98.17'	S17° 12' 27"W	95.67'
C32	69.00'	180° 00' 00"	216.77'	N50° 17' 33"W	138.00'
C33	28.50'	180° 00' 00"	89.54'	N50° 17' 33"W	57.00'
C34	175.00'	45° 00' 00"	137.44'	S17° 12' 27"W	133.94'
C35	175.00'	66° 21' 30"	202.68'	S27° 53' 12"W	191.54'
C36	125.00'	66° 21' 30"	144.77'	S27° 53' 12"W	136.81'
C37	50.00'	47° 00' 51"	41.03'	N37° 33' 32"E	39.89'
C38	50.00'	47° 00' 51"	41.03'	S84° 34' 23"W	39.89'
C39	60.00'	274° 01' 42"	286.96'	N28° 56' 03"W	81.82'
C40	25.00'	158° 26' 05"	69.13'	S61° 04' 30"E	49.12'
C41	125.00'	21° 33' 55"	47.05'	S28° 55' 30"W	46.77'
C42	525.00'	1° 27' 00"	13.29'	N4° 34' 03"W	13.29'
C43	35.00'	83° 50' 58"	51.22'	S45° 46' 01"E	46.77'
C44	475.00'	14° 38' 11"	121.34'	N80° 22' 25"W	121.01'
C45	50.00'	47° 00' 51"	41.03'	N83° 26' 16"E	39.89'
C46	60.00'	274° 01' 42"	286.96'	N16° 56' 41"E	81.82'
C47	50.00'	47° 00' 51"	41.03'	N49° 32' 53"W	39.89'
C48	425.00'	14° 38' 11"	108.57'	N80° 22' 25"W	108.27'
C49	35.00'	83° 50' 58"	51.22'	S50° 23' 01"W	46.77'
C50	525.00'	26° 14' 59"	240.53'	N21° 35' 02"E	238.43'
C51	475.00'	90° 00' 00"	746.13'	N39° 42' 27"E	671.75'

Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C49	35.00'	83° 50' 58"	51.22'	S50° 23' 01"W	46.77'
C50	525.00'	26° 14' 59"	240.53'	N21° 35' 02"E	238.43'
C52	525.00'	11° 00' 43"	100.90'	N21° 35' 02"E	100.75'
C53	525.00'	7° 37' 08"	69.81'	N12° 16' 06"E	69.76'
C54	425.00'	1° 48' 13"	13.38'	S86° 47' 24"E	13.38'
C55	425.00'	12° 49' 58"	95.19'	N79° 28' 18"W	94.99'
C56	60.00'	4° 02' 09"	4.23'	S28° 03' 33"E	4.23'
C57	60.00'	74° 52' 47"	78.41'	S67° 31' 00"E	72.95'
C58	60.00'	67° 24' 24"	70.59'	N41° 20' 24"E	66.59'
C59	60.00'	67° 24' 24"	70.59'	N26° 04' 00"W	66.59'
C60	60.00'	60° 17' 57"	63.15'	N89° 55' 11"W	60.27'
C61	475.00'	3° 13' 19"	26.71'	N74° 39' 59"W	26.71'
C62	475.00'	10° 16' 45"	85.22'	N81° 25' 01"W	85.10'
C63	475.00'	1° 08' 07"	9.41'	N87° 07' 27"W	9.41'
C64	325.00'	13° 01' 15"	73.86'	N78° 11' 50"E	73.70'
C65	325.00'	14° 45' 00"	83.67'	N64° 18' 42"E	83.44'
C66	275.00'	23° 04' 26"	110.75'	S53° 18' 14"W	110.00'
C67	275.00'	19° 52' 00"	95.35'	S74° 46' 27"W	94.88'
C68	125.00'	21° 39' 28"	47.25'	N5° 32' 12"E	46.97'
C69	125.00'	23° 20' 32"	50.92'	N28° 02' 12"E	50.57'
C70	69.00'	14° 14' 40"	17.15'	N32° 35' 07"E	17.11'
C71	69.00'	48° 45' 45"	58.72'	N1° 04' 55"E	56.97'
C72	69.00'	48° 45' 45"	58.72'	N47° 40' 50"W	56.97'
C73	69.00'	48° 45' 45"	58.72'	S83° 33' 26"W	56.97'
C74	69.00'	19° 28' 06"	23.45'	S49° 26' 30"W	23.33'
C75	175.00'	14° 14' 50"	43.52'	S32° 35' 02"W	43.40'
C76	175.00'	26° 00' 21"	79.43'	S12° 27' 27"W	78.75'
C77	175.00'	4° 44' 49"	14.50'	S2° 55' 08"E	14.49'
C78	125.00'	38° 15' 36"	83.47'	N13° 50' 15"E	81.93'
C79	125.00'	28° 05' 54"	61.30'	S47° 01' 00"W	60.69'
C80	50.00'	31° 16' 40"	27.30'	N76° 42' 17"E	26.96'
C81	50.00'	15° 44' 11"	13.73'	S79° 47' 17"W	13.69'
C82	60.00'	54° 11' 14"	56.74'	N80° 59' 11"E	54.65'
C83	60.00'	42° 22' 20"	44.37'	N32° 42' 24"E	43.37'
C84	60.00'	47° 51' 32"	50.12'	N12° 24' 31"W	48.67'
C85	60.00'	129° 36' 36"	135.73'	S78° 51' 25"W	108.58'
C86	175.00'	44° 07' 31"	134.77'	S39° 00' 12"W	131.47'
C87	175.00'	20° 51' 10"	63.69'	S6° 30' 52"W	63.34'
C88	175.00'	1° 22' 50"	4.22'	N4° 36' 08"W	4.22'



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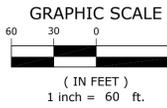
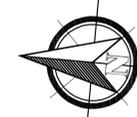
FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	MAY 19, 2020	
SCALE:	1"=100'	



EVERSOLE RUN NEIGHBORHOOD, SECTION 2, PHASE 2

SITUATED IN
VIRGINIA MILITARY SURVEY'S No.2991 AND 3005
JEROME TOWNSHIP, UNION COUNTY, OHIO

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON
GPS OBSERVATIONS, BEING THE OHIO STATE
PLANE COORDINATE SYSTEM, NORTH
AMERICAN DATUM OF 1983 (NAD 83)



Line #	Direction	Length
L1	N13° 14' 55"W	35.79'
L2	N78° 46' 01"E	34.53'
L3	S20° 06' 40"W	118.47'
L4	S64° 15' 47"W	114.35'
L5	N87° 13' 19"W	105.42'
L6	N73° 03' 19"W	130.90'
L7	N57° 42' 38"W	79.08'
L8	N86° 56' 32"W	88.10'
L9	S29° 37' 39"W	128.01'
L10	S40° 51' 34"W	50.00'
L11	S68° 23' 27"W	50.00'
L12	S84° 42' 27"W	35.77'
L13	N5° 17' 33"W	50.00'
L14	S84° 42' 27"W	10.00'
L15	S84° 42' 27"W	120.00'
L16	N5° 17' 33"W	85.00'
L17	N5° 17' 33"W	50.00'
L18	N5° 17' 33"W	20.69'

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C25	35.00'	90° 00' 00"	54.98'	N50° 17' 33"W	49.50'
C26	35.00'	90° 00' 00"	54.98'	N39° 42' 27"E	49.50'
C27	35.00'	90° 00' 00"	54.98'	S50° 17' 33"E	49.50'
C28	35.00'	90° 00' 00"	54.98'	S39° 42' 27"W	49.50'
C29	275.00'	27° 46' 15"	133.29'	N70° 49' 20"E	131.99'
C30	325.00'	27° 46' 15"	157.53'	N70° 49' 20"E	155.99'
C31	125.00'	45° 00' 00"	98.17'	S17° 12' 27"W	95.67'
C32	69.00'	180° 00' 00"	216.77'	N50° 17' 33"W	138.00'
C33	28.50'	180° 00' 00"	89.54'	N50° 17' 33"W	57.00'
C34	175.00'	45° 00' 00"	137.44'	S17° 12' 27"W	133.94'
C35	175.00'	66° 21' 30"	202.68'	S27° 53' 12"W	191.54'
C36	125.00'	66° 21' 30"	144.77'	S27° 53' 12"W	136.81'
C37	50.00'	47° 00' 51"	41.03'	N37° 33' 32"E	39.89'
C38	50.00'	47° 00' 51"	41.03'	S84° 34' 23"W	39.89'
C39	60.00'	274° 01' 42"	286.96'	N28° 56' 03"W	81.82'
C40	25.00'	158° 26' 05"	69.13'	S61° 04' 30"E	49.12'
C41	125.00'	21° 33' 55"	47.05'	S28° 55' 30"W	46.77'
C42	525.00'	1° 27' 00"	13.29'	N4° 34' 03"W	13.29'
C43	35.00'	83° 50' 58"	51.22'	S45° 46' 01"E	46.77'
C44	475.00'	14° 38' 11"	121.34'	N80° 22' 25"W	121.01'
C45	50.00'	47° 00' 51"	41.03'	N83° 26' 16"E	39.89'
C46	60.00'	274° 01' 42"	286.96'	N16° 56' 41"E	81.82'
C47	50.00'	47° 00' 51"	41.03'	N49° 32' 53"W	39.89'
C48	425.00'	14° 38' 11"	108.57'	N80° 22' 25"W	108.27'
C49	35.00'	83° 50' 58"	51.22'	S50° 23' 01"W	46.77'
C50	525.00'	26° 14' 59"	240.53'	N21° 35' 02"E	238.43'
C51	475.00'	90° 00' 00"	746.13'	N39° 42' 27"E	671.75'

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C49	35.00'	83° 50' 58"	51.22'	S50° 23' 01"W	46.77'
C50	525.00'	26° 14' 59"	240.53'	N21° 35' 02"E	238.43'
C52	525.00'	11° 00' 43"	100.90'	N21° 35' 02"E	100.75'
C53	525.00'	7° 37' 08"	69.81'	N12° 16' 06"E	69.76'
C54	425.00'	1° 48' 13"	13.38'	S86° 47' 24"E	13.38'
C55	425.00'	12° 49' 58"	95.19'	N79° 28' 18"W	94.99'
C56	60.00'	4° 02' 09"	4.23'	S28° 03' 33"E	4.23'
C57	60.00'	74° 52' 47"	78.41'	S67° 31' 00"E	72.95'
C58	60.00'	67° 24' 24"	70.59'	N41° 20' 24"E	66.59'
C59	60.00'	67° 24' 24"	70.59'	N26° 04' 00"W	66.59'
C60	60.00'	60° 17' 57"	63.15'	N89° 55' 11"W	60.27'
C61	475.00'	3° 13' 19"	26.71'	N74° 39' 59"W	26.71'
C62	475.00'	10° 16' 45"	85.22'	N81° 25' 01"W	85.10'
C63	475.00'	1° 08' 07"	9.41'	N87° 07' 27"W	9.41'
C64	325.00'	13° 01' 15"	73.86'	N78° 11' 50"E	73.70'
C65	325.00'	14° 45' 00"	83.67'	N64° 18' 42"E	83.44'
C66	275.00'	23° 04' 26"	110.75'	S53° 18' 14"W	110.00'
C67	275.00'	19° 52' 00"	95.35'	S74° 46' 27"W	94.88'
C68	125.00'	21° 39' 28"	47.25'	N5° 32' 12"E	46.97'
C69	125.00'	23° 20' 32"	50.92'	N28° 02' 12"E	50.57'
C70	69.00'	14° 14' 40"	17.15'	N32° 35' 07"E	17.11'
C71	69.00'	48° 45' 45"	58.72'	N1° 04' 55"E	56.97'
C72	69.00'	48° 45' 45"	58.72'	N47° 40' 50"W	56.97'
C73	69.00'	48° 45' 45"	58.72'	S83° 33' 26"W	56.97'
C74	69.00'	19° 28' 06"	23.45'	S49° 26' 30"W	23.33'
C75	175.00'	14° 14' 50"	43.52'	S32° 35' 02"W	43.40'
C76	175.00'	26° 00' 21"	79.43'	S12° 27' 27"W	78.75'
C77	175.00'	4° 44' 49"	14.50'	S2° 55' 08"E	14.49'
C78	125.00'	38° 15' 36"	83.47'	N13° 50' 15"E	81.93'
C79	125.00'	28° 05' 54"	61.30'	S47° 01' 00"W	60.69'
C80	50.00'	31° 16' 40"	27.30'	N76° 42' 17"E	26.96'
C81	50.00'	15° 44' 11"	13.73'	S79° 47' 17"E	13.69'
C82	60.00'	54° 11' 14"	56.74'	N80° 59' 11"E	54.65'
C83	60.00'	42° 22' 20"	44.37'	N32° 42' 24"E	43.37'
C84	60.00'	47° 51' 32"	50.12'	N12° 24' 31"W	48.67'
C85	60.00'	129° 36' 36"	135.73'	S78° 51' 25"W	108.58'
C86	175.00'	44° 07' 31"	134.77'	S39° 00' 12"W	131.47'
C87	175.00'	20° 51' 10"	63.69'	S6° 30' 52"W	63.34'
C88	175.00'	1° 22' 50"	4.22'	N4° 36' 08"W	4.22'

Line #	Direction	Length
L25	N88° 47' 17"W	199.47'
L27	S5° 17' 33"E	122.66'
L28	S77° 27' 43"W	205.91'
L29	N20° 13' 13"W	20.12'
L30	N63° 28' 53"E	20.40'
L31	N63° 28' 53"E	75.63'
L32	N28° 56' 03"W	9.14'
L33	S10° 41' 57"E	56.23'
L34	S20° 03' 23"E	44.34'
L35	N83° 02' 55"E	20.53'
L36	S20° 03' 23"E	41.32'
L37	S10° 41' 57"E	160.78'
L38	N79° 18' 03"E	20.00'
L39	S10° 41' 57"E	102.92'

Line #	Direction	Length
L19	N84° 42' 27"E	35.77'
L20	N84° 42' 27"E	35.77'

Line #	Direction	Length
L21	N84° 42' 27"E	51.85'
L22	N84° 42' 27"E	10.15'

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	660.50'	16° 27' 16"	189.69'	N5° 01' 17"W	189.04'
C2	301.50'	4° 44' 39"	24.96'	N85° 19' 59"E	24.96'
C3	573.00'	56° 02' 28"	560.45'	N55° 33' 37"E	538.38'
C4	275.00'	15° 10' 11"	72.81'	S49° 21' 07"W	72.60'
C5	525.00'	7° 37' 08"	69.81'	S30° 53' 57"W	72.60'
C6	35.00'	83° 50' 58"	51.22'	S7° 12' 58"E	46.77'
C7	35.00'	83° 50' 58"	51.22'	S88° 56' 05"W	46.77'
C8	525.00'	15° 13' 49"	139.55'	S54° 37' 30"W	139.14'
C9	35.00'	83° 50' 58"	51.22'	S20° 18' 56"W	46.77'
C10	35.00'	83° 50' 58"	51.22'	N63° 32' 02"W	46.77'
C11	525.00'	10° 09' 58"	93.15'	S79° 37' 28"W	93.03'
C12	35.00'	90° 00' 00"	54.98'	N39° 42' 27"E	49.50'
C13	35.00'	90° 00' 00"	54.98'	N50° 17' 33"W	49.50'

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C14	300.00'	27° 46' 15"	145.41'	N70° 49' 20"E	143.99'
C15	150.00'	45° 00' 00"	117.81'	S17° 12' 27"W	114.81'
C16	500.00'	90° 00' 00"	785.40'	N39° 42' 27"E	707.11'
C17	450.00'	14° 38' 11"	114.95'	N80° 22' 25"W	114.64'
C18	500.00'	16° 19' 00"	142.39'	N76° 32' 57"E	141.91'
C19	500.00'	27° 31' 53"	240.26'	N54° 37' 30"E	237.95'
C20	500.00'	38° 33' 04"	336.42'	N21° 35' 02"E	330.11'
C21	500.00'	7° 36' 02"	66.33'	N1° 29' 31"W	66.28'
C22	150.00'	66° 21' 30"	173.73'	S27° 53' 12"W	164.18'

- LEGEND:**
- IRON PIN SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN PREVIOUSLY SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
 - (R) RADIAL LINE
 - DOS = DEDICATED OPENSACE AS DEFINED IN ERN2 ZONING
 - OSR = OPEN SPACE RESERVE AS DEFINED IN JEROME VILLAGE LAND PLAN

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 570-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com



Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	MAY 19, 2020	
SCALE:	1"=100'	





9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

July 1, 2020

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Eversole Run Neighborhood Section 2, Phase 2 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Eversole Run Neighborhood Section 2, Phase 2 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Development Plan PD 15-121 FDP-01 was approved by the Zoning Commission to allow development at the site. The proposed Final Plat complies with that approved Development Plan.
- 2) The plat notes front yard, side yard, and rear yard setbacks on page 1 that are consistent with the approved Development Plan, and could only be changed by approval of a Development Plan Modification or a variance. Zoning Staff notes that the definition of “setback” in the Subdivision Regulations refers to only to a front yard setback as defined in the Zoning Resolution. In addition, the terminology “Front Yard Setback,” “Side Yard Setback,” and “Rear Yard Setback” is used on page 1, while the corresponding line parallel to the right-of-way is labeled “Building Line” on pages 3 and 4. Please relabel the line on pages 3 and 4 to “Building Setback”, as that term is more consistent with the two sets of definitions provided in the Zoning Resolution and Subdivision Regulations.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

July 1, 2020

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Eversole Run Neighborhood (ERN) Section 2, Phase 2
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on June 23rd, 2020. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, we will require a performance bond/surety for the outstanding improvements. To date, we have not received said surety. In addition, we have the following comments on the plat:

1. Sheet 2 – DOS-C and DOS-E are contiguous and should be combined and called DOS-C.
2. Sheet 2 – Will there be DOS within the open area on the Quail Ridge Drive loop?
3. Sheet 3 – North arrow is incorrect.
4. Sheet 4 – North arrow is incorrect.

Because the performance bond has not yet been received, and due to the above additional comments, we recommend denial of the plat. Should we obtain the performance bond and approval by the Commissioners, in addition to resolution of the above comments prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

A handwritten signature in blue ink that reads "Bill Narducci". The signature is written in a cursive, slightly slanted style.

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Thursday, July 2, 2020 2:05 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: Re: Subdivision Plats

Brad,

Please see below for my comments. Sorry, it's been a rough week!

Jeremy

On Thu, Jul 2, 2020 at 9:02 AM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Jeremy,

Do you all have any comments for the below plats?

- Dublin Green – Preliminary Plat
 - No comments since the majority of the construction at this development is complete.
- ERN-2, Phase 2 – Final Plat
 - No comments
- GPN-12, Phase 2 – Final Plat
 - A fifteen (15) foot easement shall be provided along the entirety of the future Ryan Parkway right-of-way.
- Thomas Duff AKA FedEx Ground Facility – Final Plat
 - No comments

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

[\(937\)645-7358](tel:(937)645-7358) (office)

[\(937\)645-7351](tel:(937)645-7351) (fax)

jhoyt@marysvilleohio.org





Staff Report – Glacier Park Neighborhood Section 12 Phase 2

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Glacier Park Neighborhood, Section 12 (GPN-12), Phase 2 – Final Plat.
Location:	Located west of Hyland-Croy Road between Ravenhill Parkway and Wells Road in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 16.351 acres of land and proposes 36 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 2.801 acres in Township right-of-way ○ 1.048 acres in County right-of-way ○ 7.847 acres in single-family residential lots ○ 4.655 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ Jerome Village Community Authority Collection and City of Marysville public treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was approved in March 2019. ○ The Phase 1 Final Plat was approved in December 2019. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 07-01-20. The Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond
------------------------	--



Staff Report – Glacier Park Neighborhood Section 12 Phase 2

or surety was required, but none has been approved yet. The Engineer's Office recommended denial due to the outstanding bond. Should this and the additional comments below be addressed prior to the LUC meetings, the Engineer's Office reserved the right to change its recommendation. Those additional comments are below:

1. Sheet 1: Both the grass and net densities appear incorrect based on the information given.
2. Sheet 3: The jog in the drainage easement between lots 1661 and 1662 does not match the engineering plans. Please clarify.
3. Sheet 3: The Drainage and Utility easement along the rear lots of lots 1670 and 1676 straddles the rear property lines, with 15' on either side. The engineering plans show this easement straddling the rear property lines with more of the easement encroaching within the lots in this phase. Please clarify.
4. Sheet 3: The Drainage and Utility easement along the rear lots of lots 1658 and 1657 has a right angle jog to increase in width in the engineering plans, where the width increases by gradual transition on the plat. Please clarify.

• **Union County Soil & Water Conservation District**

- No comments received as of 07-01-20.

• **Union County Health Department**

- No comments received as of 07-01-20. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."



Staff Report – Glacier Park Neighborhood Section 12 Phase 2

	<p>3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”</p> <ul style="list-style-type: none"> • City of Marysville <ul style="list-style-type: none"> ○ The City submitted comments in an email dated 07-02-20. <ol style="list-style-type: none"> 1. A 15’ easement shall be provided along the entirety of the future Ryan Parkway right-of-way. • Jerome Township <ul style="list-style-type: none"> ○ The Township submitted comments in a letter dated 07-01-20. The Final Plat complies with the approved Development Plan. <ol style="list-style-type: none"> 1. Sheet 3: Please label the setback line as “Building Setback”. • ODOT District 6 <ul style="list-style-type: none"> ○ No comments received as of 07-01-20. • Union Rural Electric <ul style="list-style-type: none"> ○ No comments received as of 07-01-20. • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of Glacier Park Neighborhood, Section 12 (GPN-12), Phase 2 – Final Plat. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 07-09-20 LUC meetings, confirmation of approval of the outstanding bond</p>
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Logan-Union-Champaign
regional planning commission

Staff Report – Glacier Park Neighborhood Section 12 Phase 2

	or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending otherwise.
--	--

Z&S Committee Recommendations:	
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Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Has a Preliminary Plat been approved for this subdivision?: Yes ___ No ___ Date: _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? _____

Approved 50' righth-of-way Widths Resolution #306-09 Date 6-11-09

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? _____

Has estimated construction cost been approved by the County Engineer? _____

Bond has been submitted to County Engineer? _____

Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Final Plat Review Checklist

#	Required Item Description	Have	Need
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.		
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.		
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat		
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.		
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.		
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.		
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.		
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.		
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.		
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.		
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.		
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas. N/A		
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.		
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).		
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.		



Logan-Union-Champaign regional planning commission

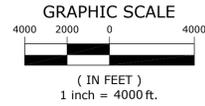
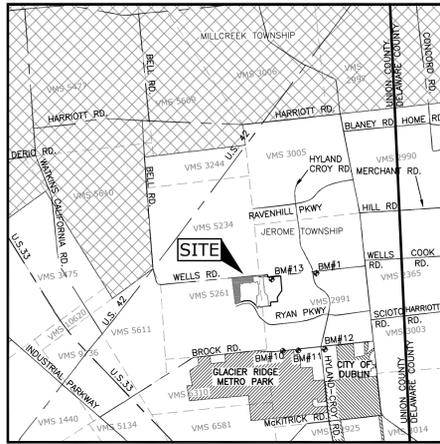
Director: Bradley J. Bodenmiller

15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.		
16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.	N/A	
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.	N/A	
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.		
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.		
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.		
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

LOCATION MAP



LOCATION MAP
SCALE: 1" = 4000'

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 2 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922, UNION COUNTY RECORDER'S OFFICE AND T HE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 859 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

- Residential and Commercial**
- There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
 - Grading of the storm water retention areas shall not be changed.
 - The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
 - No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
 - The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
 - All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

- Residential Only**
- Downspout drains shall not be connected directly to roadway underdrains.

- Miscellaneous Restrictions/Notes**
- This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first obtaining permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
 - Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Bellflower Drive, Canyon Wren Drive and Foxglove Drive. The owners of the fee simple title to all of the lots in Glacier Park Neighborhood Section 12 Phase 2 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
 - Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

- Jerome Village Blanket Restrictions**
- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road.
 - Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub-area.
 - All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
 - All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
 - If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
 - No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.
 - No on-street parking within Glacier Park Neighborhood Section 12 Phase 2.
 - Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
 - Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements (U)

We the undersigned owners of the within platted land, do hereby grant unto Jerome Village Community Authority, City of Marysville Union Rural Electric, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Bellflower Drive, Canyon Wren Drive and Foxglove Drive and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Drainage Easements (D)

We the undersigned owners of the platted land, do here by grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated Drainage Easement, Utility Easement and Drainage and Utility Easement +to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 2

BEING PART OF VMS 5261, JEROME TOWNSHIP

UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

Situated in Survey 5261 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being 16.351 acres of land in total, being part of that 118.853 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Instrument 201904050002313, Recorder's Office, Union County, Ohio.

SHEET INDEX
Sheet 1 - Title/Signature Sheet
Sheet 2 - GPN 12-2 Index/Overview
Sheet 3 - GPN 12-2 Detail Sheet

BASIS OF BEARINGS
The bearings shown hereon are based on the Ohio State Plane System (North Zone) as established by GPS observations.

GPN 12-2 Area Summary		
Right-of-Way (Township)	2.801	AC
Right-of-Way (County)	1.048	AC
Lots	7.847	AC
Openspace	4.655	AC
Total	16.351	AC

GPN 12-2 Lot Summary		
70' Frontage	36	

GPN 12-2 Density		
Gross (Lots/Total Area)	2.141	du/ac
Net (Lots/Lot Area)	4.460	du/ac

Minimum Lot Size		
70' Frontage	8,750	SF

Setbacks 70' Frontage		
Front Yard	20'	FT
Rear Yard	30'	FT
Side Yard	5'	FT

PARCEL BREAKDOWN		
Parcel Number	Map/GIS Number	Acres of Parcel within GPN 12-2
17-0011012.0000	126-00-00-040.000	16.351

Jerome Township Note:
The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of the filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note shall not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

- Jerome Village Blanket Notes**
- Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.
- Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
- Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.
- Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance program.
- Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.
- Note F: Removed (not applicable to GPN 12-2)
- Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
- Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
- Note I: Removed (not applicable to GPN 12-2)
- Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

- Jerome Village Variances**
- Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.

SURVEYOR CERTIFICATION:
American Land Surveyors do hereby certify the following:
1. The accompanying plat represents a subdivision of land in VMS 5261 and associated easements in VMS 2991, Jerome Township, Union County, Ohio.
2. The tract has an area of 3.849 acres in streets, 7.847 acres in lots, and 4.655 acres in Reserves making a total of 16.351 acres.
3. This plat was prepared based on a field survey performed in November, 2018 by American Land Surveyors, LLC.;
4. All dimensions are shown in feet and decimal parts thereof, dimensions shown along curved lines are chord distances;
5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008
6. Monumentation set at the locations shown hereon consist of a 5/8 inch steel reinforcing rod, 30 inches in length with an orange plastic cap inscribed " Jon Adcock, S-8461". Right-of-way and centerline monumentation shall be placed at all points of curvature, tangency and points of intersection and shall be set prior to lot sales.
a. Additional monuments shall be set at all lot corners and changes in direction, as well as all points of curvature and tangency prior to the lot being sold. Lot monumentation may have a cap and inscription that varies from the above.
7. The accompanying plat is a correct representation of Glacier Park Neighborhood Section 12-2 as surveyed.

Signed and sealed this ____ day of _____, 2020.

Jon (Brett) Adcock, Registered Professional Surveyor No. 8461

DEVELOPER:
Jerome Village Company, LLC.
375 N. Front Street, Suite 200
Columbus, Ohio 43215
Attention: Gary Nuss

SURVEYOR:
American Land Surveyors
1346 Hemlock Court N.E.
Lancaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

Know all men by these presents that Jerome Village Company, LLC, owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 20____.

Jerome Village Company, LLC:
By: Nationwide Realty Investors, Ltd., its manager

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared James Rost, Vice President and Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20____.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this ____ day of _____, 20____: _____
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 20____: _____
Union County Engineer

Approved this ____ day of _____, 20____: _____
County Health Department

Approved this ____ day of _____, 20____: _____
LUC Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ____ day of _____, 20____ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.+

Approved this ____ day of _____, 20____: _____
Union County Commissioner

Union County Commissioner

Transferred this ____ day of _____, 20____: _____
Union County Auditor

Filed for record this ____ day of _____, 20____, at ____ am/pm.

Recorded this ____ day of _____, 20____ at ____ am/pm in

Plat Book _____, Page _____
Union County Recorder

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

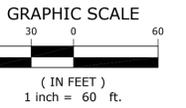
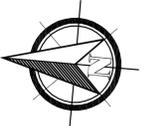
ALS AMERICAN LAND SURVEYORS

Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	JUNE 17, 2020	
SCALE:	N/A	

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 2

VIRGINIA MILITARY SURVEY No. 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO

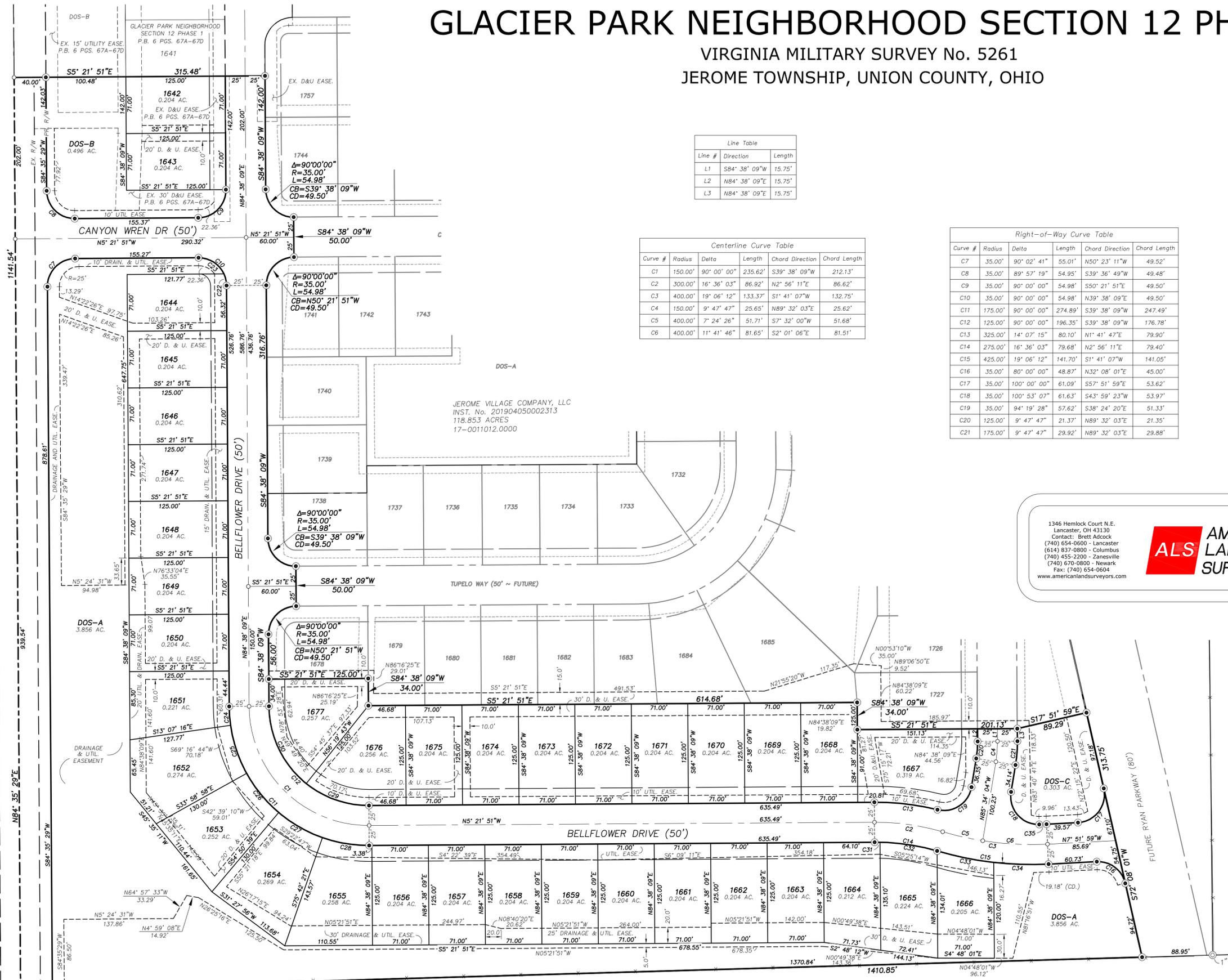


Line Table		
Line #	Direction	Length
L1	S84° 38' 09"W	15.75'
L2	N84° 38' 09"E	15.75'
L3	N84° 38' 09"E	15.75'

Centerline Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	150.00'	90° 00' 00"	235.62'	S39° 38' 09"W	212.13'
C2	300.00'	16° 36' 03"	86.92'	N2° 56' 11"E	86.62'
C3	400.00'	19° 06' 12"	133.37'	S1° 41' 07"W	132.75'
C4	150.00'	9° 47' 47"	25.65'	N89° 32' 03"E	25.62'
C5	400.00'	7° 24' 26"	51.71'	S7° 32' 00"W	51.68'
C6	400.00'	11° 41' 46"	81.65'	S2° 01' 06"E	81.51'

Right-of-Way Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C7	35.00'	90° 02' 41"	55.01'	N50° 23' 11"W	49.52'
C8	35.00'	89° 57' 19"	54.95'	S39° 36' 49"W	49.48'
C9	35.00'	90° 00' 00"	54.98'	S50° 21' 51"E	49.50'
C10	35.00'	90° 00' 00"	54.98'	N39° 38' 09"E	49.50'
C11	175.00'	90° 00' 00"	274.89'	S39° 38' 09"W	247.49'
C12	125.00'	90° 00' 00"	196.35'	S39° 38' 09"W	176.78'
C13	325.00'	14° 07' 15"	80.10'	N1° 41' 47"E	79.90'
C14	275.00'	16° 36' 03"	79.68'	N2° 56' 11"E	79.40'
C15	425.00'	19° 06' 12"	141.70'	S1° 41' 07"W	141.05'
C16	35.00'	80° 00' 00"	48.87'	N32° 08' 01"E	45.00'
C17	35.00'	100° 00' 00"	61.09'	S57° 51' 59"E	53.62'
C18	35.00'	100° 53' 07"	61.63'	S43° 59' 23"W	53.97'
C19	35.00'	94° 19' 28"	57.62'	S38° 24' 20"E	51.33'
C20	125.00'	9° 47' 47"	21.37'	N89° 32' 03"E	21.35'
C21	175.00'	9° 47' 47"	29.92'	N89° 32' 03"E	29.88'

Lot Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C22	35.00'	24° 47' 54"	15.15'	S72° 14' 12"W	15.03'
C23	35.00'	65° 12' 06"	39.83'	N27° 14' 12"E	37.71'
C24	175.00'	7° 45' 26"	23.69'	S80° 45' 26"W	23.67'
C25	175.00'	20° 51' 42"	63.72'	S66° 26' 53"W	63.37'
C26	175.00'	20° 51' 42"	63.72'	S45° 35' 11"W	63.37'
C27	175.00'	20° 51' 42"	63.72'	S24° 43' 30"W	63.37'
C28	175.00'	19° 39' 30"	60.04'	S4° 27' 54"W	59.75'
C29	125.00'	39° 02' 08"	85.16'	N14° 09' 13"E	83.52'
C30	125.00'	50° 57' 52"	111.19'	N59° 09' 13"E	107.56'
C31	275.00'	1° 26' 13"	6.90'	S4° 38' 44"E	6.90'
C32	275.00'	15° 09' 51"	72.78'	S3° 39' 17"W	72.57'
C33	425.00'	9° 47' 13"	72.60'	S6° 20' 36"W	72.51'
C34	425.00'	9° 18' 59"	69.10'	S3° 12' 30"E	69.03'
C35	375.00'	1° 24' 48"	9.25'	S7° 09' 35"E	9.25'



JEROME VILLAGE COMPANY, LLC
INST. No. 201904050002313
118.853 ACRES
17-0011012.0000

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contract: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS

Focused on Excellence

MONTFORD S. WILL
D.B. 48, PG. 79
85 ACRES

- LEGEND:**
- IRON PIN SET - 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."
 - MAG NAIL SET
 - ⊙ IRON PIPE FND. (AS NOTED)

DOS DEDICATED OPENSACE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	JUNE 17, 2020	
SCALE:	1"=60'	

February 21, 2019

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Glacier Park Neighborhood Section 12 (GPN-12) Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Wetzel soils within the development area of GPN-12. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are mostly along low lying area within an open farm field and treeline. This area will be open space, roadway and lots. Where in developed areas, the development will install storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions at (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

July 1, 2020

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Glacier Park Neighborhood (GPN-12), Section 12, Phase 2
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on June 23rd, 2020. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, we will require a performance bond/surety for the outstanding improvements. To date, we have not received said surety. In addition, we have the following comments on the plat:

1. Sheet 1 – Both the gross and net densities appear incorrect based on the information given.
2. Sheet 3 – The jog in the drainage easement between lots 1661 and 1662 does not match the engineering plans. Please clarify.
3. Sheet 3 – The Drainage and Utility easement along the rear lots of lots 1670 to 1676 straddles the rear property lines, with 15' on either side. The engineering plans show this easement straddling the rear property lines with more of the easement encroaching within the lots in this phase. Please clarify.
4. Sheet 3 - The Drainage and Utility easement along the rear lots of lots 1658 to 1657 has a right angle jog to increase in width in the engineering plans, where the width increases by gradual transition on the plat. Please clarify.

Because the performance bond has not yet been received, and due to the above additional comments, we recommend denial of the plat. Should we obtain the performance bond and approval by the Commissioners, in addition to resolution of the above comments prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

July 1, 2020

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Glacier Park Neighborhood Section 12, Phase 2 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Glacier Park Neighborhood Section 12, Phase 2 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Development Plan PD 18-128 FDP-01 was approved by the Zoning Commission to allow development at the site. The proposed Final Plat complies with that approved Development Plan.
- 2) The plat notes front yard, side yard, and rear yard setbacks on page 1 that are consistent with the approved Development Plan, and could only be changed by approval of a Development Plan Modification or a variance. Zoning Staff notes that the definition of “setback” in the Subdivision Regulations refers to only to a front yard setback as defined in the Zoning Resolution. In addition, the terminology “Front Yard Setback,” “Side Yard Setback,” and “Rear Yard Setback” is used on page 1, while a line likely corresponding to the 20’ front yard setback is unlabeled on page 3. Please add a note to the line on page 3 to read “Building Setback”, as that term is more consistent with the two sets of definitions provided in the Zoning Resolution and Subdivision Regulations.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Thursday, July 2, 2020 2:05 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: Re: Subdivision Plats

Brad,

Please see below for my comments. Sorry, it's been a rough week!

Jeremy

On Thu, Jul 2, 2020 at 9:02 AM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Jeremy,

Do you all have any comments for the below plats?

- Dublin Green – Preliminary Plat
 - No comments since the majority of the construction at this development is complete.
- ERN-2, Phase 2 – Final Plat
 - No comments
- GPN-12, Phase 2 – Final Plat
 - A fifteen (15) foot easement shall be provided along the entirety of the future Ryan Parkway right-of-way.
- Thomas Duff AKA FedEx Ground Facility – Final Plat
 - No comments

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

[\(937\)645-7358](tel:(937)645-7358) (office)

[\(937\)645-7351](tel:(937)645-7351) (fax)

jhoyt@marysvilleohio.org





Staff Report – Thomas Duff AKA FedEx Ground Facility

Applicant:	<p>42 Columbus, LP 2105 Commerce Street, Suite 342 Dallas, TX 75201 amorgan@42realestate.com</p> <p>EMH&T, Inc. 5500 New Albany Road Columbus, OH 43054 tcunningham@emht.com</p>
Request:	Approval of Thomas Duff AKA FedEx Ground Facility – Final Plat.
Location:	The property fronts Industrial Parkway and is between Mitchell-Dewitt Road (north) and State Route 161 (south). It is located in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 100.754 acres of land and proposes 1 lot for a truck transportation center.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 1.742 acres of right-of-way ○ 99.012 acres in lots ○ 0.0 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville water ○ City of Marysville sanitary sewer <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was originally approved in May 2018. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 03-04-20. Additional comments were emailed on 03-27-20 in response to comments received from the Soil & Water Conservation District. (See S&W Conservation District section of this staff report.) In letters dated 06-03-20/07-01-20, the Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to
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Staff Report – Thomas Duff AKA FedEx Ground Facility

	<p>this, a bond or surety is required, but none has been received/approved yet.</p> <ol style="list-style-type: none">1. Sheet 1: Revise the sidewalk language to read, “The Owners hereby grant and reserve an easement for the construction and maintenance of sidewalks within those areas designated on the plat as ‘Sidewalk Easement’. The sidewalks within the Sidewalk Easement shall be for the benefit of the public.” <ul style="list-style-type: none">○ The Engineer’s Office recommended denial due to the outstanding surety and other comment. Should those items be resolved prior the LUC meetings, the Engineer’s Office reserved the right to change its recommendation. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ The Soil & Water Conservation District submitted comments in an email dated 03-24-2020. Soil & Water advised there is not a proper grade plan and design; this is causing flooding and the holding of water on a neighboring property. Soil & Water recommended any Final Plat approval be held until the issue is resolved.○ The Union County Engineer’s Office responded the Final Plat is not tied to the construction of improvements. The Construction Drawings have been approved, but are being modified by the developer’s engineer to account for the design change and addition of tile and catch basins along the southern property line of the site. (See email dated 03-27-20, 1:01 PM.) <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 07-01-20. Standard comments from the Health Department are below:<ol style="list-style-type: none">1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being
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Staff Report – Thomas Duff AKA FedEx Ground Facility

	<p>situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”</p> <p>3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”</p> <ul style="list-style-type: none"> • City of Marysville <ul style="list-style-type: none"> ○ Per an email dated 03-04-20, the City wrote it had no further comments. • Jerome Township <ul style="list-style-type: none"> ○ Jerome Township submitted updated comments in a letter dated 07-01-20. A Zoning Certificate was issued for a truck terminal development at the site. The Township reported, “The improvements proposed on the plat map appear consistent with that approved development...” • ODOT District 6 <ul style="list-style-type: none"> ○ No comments received as of 07-01-20. • Union Rural Electric <ul style="list-style-type: none"> ○ No comments received as of 07-01-20. • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).
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<p>Staff Recommendations:</p>	<p>Staff recommends acceptance of the request to TABLE the Thomas Duff AKA FedEx Ground Facility Final Plat as requested by the applicant via letter dated 06-17-20.</p>
--------------------------------------	---



Logan-Union-Champaign
regional planning commission

Staff Report – Thomas Duff AKA FedEx Ground Facility

**Z&S Committee
Recommendations:**

--

42 COLUMBUS, LP

June 17, 2020

Mr. Brad Bodenmiller
Director - LUC Regional Planning Commission
P.O. Box 219
18820 State Route 347
East Liberty, Ohio 43319
P: (937) 666-3431
bradbodenmiller@lucplanning.com

RE: Thomas Duff AKA FedEx Ground Facility Final Plat

Dear Mr. Bodenmiller:

Please table the Thomas Duff AKA FedEx Ground Facility Final Plat for the month of July 2020. A check made out to the LUC Regional Planning Commission in the amount of \$200.00 is included with this letter request to table the plat.

Please call Andrew Morgan in our office with any questions concerning this request at 214-538-9135.

Thank you,


Scott Rohrman
Manager of the General Partner for 42 Columbus, LP



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

July 1, 2020

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Thomas Duff Plat
Final Plat Review

Brad,

We have completed our request for review of the above final plat, received by our office on June 23, 2020. The construction drawings have been approved by our office. On site construction work has commenced on site but has not yet been completed. The offsite roadway improvements have not yet commenced. As such, we will require a performance bond/surety for the outstanding public roadway improvements. To date, we have not received said surety.

Because the proper surety has not yet been received, we recommend denial of the plat. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

A handwritten signature in blue ink that reads "Bill Narducci". The signature is written in a cursive, slightly slanted style.

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

July 1, 2020

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Thomas Duff Property AKA FedEx Ground Facility – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Thomas Duff Property AKA FedEx Ground Facility – Final Plat. Zoning Certificate #6950 was issued to approve a truck terminal development at the site. Given that information, and that the improvements proposed on the plat map appear consistent with that approved development, there is no zoning regulation on which I could base additional comments about the proposed Final Plat.

As per usually practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio



Staff Report – Jerome Township Zoning Text Amendment

Applicant:	<p>Jerome Township c/o Zoning Commission 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480</p>
Request:	<p>This request is to amend the existing Jerome Township Zoning Resolution. The existing Zoning Resolution is approximately 219 pages long. The proposed Zoning Resolution is approximately 186 pages long. The proposal is essentially a reorganization of the Zoning Resolution, with a few changes to the language itself.</p>

Staff Analysis:	<p>Staff Narrative Jerome Township submitted a copy of this proposal to LUC staff last month for discussion with staff before submitting this proposal as a formal zoning amendment. Most of the changes proposed are administrative—formatting, spelling, or grammar. Additionally, there a few more significant changes, where changes add/remove text or change the meaning of existing language.</p> <p>General Comments on Formatting</p> <ul style="list-style-type: none"> • Staff recommends every proposed change be clearly identified. For example, section/subsection numbers have been added to the introductory paragraph of each chapter. Sometimes there is an indication of the change (bold/underline) and sometimes there is not an indication of the change. • Recommend making the page numbers sequential, starting at page “1” and increasing by a count of 1 for each subsequent page. The existing text and proposed text use a “Chapter – Page#” system. For example, page 5-21 is page 21 of Chapter 5. • Recommend adding every section/subsection and title to Table of Contents. This will result in a longer Table of Contents, but also a more navigable document. <p>Chapter 1 <u>Page 1-3; 135 Use of Images, Diagrams, and Notes</u> Throughout the document the shaded column with notes/diagrams on the right of each page has been removed.</p>
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Staff Report – Jerome Township Zoning Text Amendment

Chapter 2

Page 2-4, 2-5; 220.01 Application

- Staff recommends changing the “220.01 Application” to “220.01 Application for Zoning Certificate”. This makes the purpose of the section clearer.
- The zoning permit requirements have been changed to requirements found in other LUC communities.

Page 2-5, 2-6, 2-7, 2-8, 2-9, 2-13; 220.02 , 220.021 , 220.041 , 220.042 , 230.01(2) , 235.05 , 240.05 ,

- Text in these sections reverts to or adds language originally in the State’s rural model text.

Page 2-9 & 2-11; 235.06 & 235.07.

The titles of these sections are repeated. This is likely a typo. Recommend 235.07 being changed to “Non-Conforming Uses of Structures or of Structures and Land in Combination”.

Page 2-11; 240.01 Application Required

Staff recommends changing from “240.01 Application Required” to “240.01 Application Required for Conditional Use” to make document easier to navigate.

Page 2-13; 240.06 Expiration of Conditional Use

This section expires a conditional use if it ceases operation for more than six months. Staff recommends considering a period of one year; six months is a short period of time.

Page 2-13; 245.01 Application Required

Staff recommends changing from “245.01 Application Required” to “245.01 Application Required for Variance” to make the document easier to navigate.

Chapter 3 (Definitions)

Page 3-3; Comprehensive Plan

Jerome Township indicated this new definition came from a glossary of planning and zoning terms. Staff recommends comparing with definition provided in the American Planning Association’s *A Planners Dictionary* or the definition provided by the Ohio Supreme Court in *Apple Group, Ltd v. Granger Twp Bd. Of Zoning Appeals*, and work with LUC staff and the County Prosecutor’s Office to make sure it is a sound definition.



Staff Report – Jerome Township Zoning Text Amendment

Page 3-6 Accessory Dwelling Unit

This is a substantial change; staff recommends reviewing changes and confirming the changes are what is intended.

Page 3-12 Right-of-Way

Reflects language similar in other LUC communities.

Page 3-16 Variance

Recommend further review with County Prosecutor's Office and LUC staff.

Chapter 4

Page 4-39; Fig 445.031

Under #4, Front Yard Setbacks, the figure with minimum setbacks is missing. Staff recommends this be added.

General Comment

The proposed text replaces the minimum frontage requirement with a minimum width requirement—see pp. 43 of PDF 1 for example. The width definition reads width is measured at the front yard setback—see pp. 28 of PDF for example. The width definition also prohibits pie shaped lots from having a frontage narrower than 80% of the lot width. Staff recommends refining the width definition or requiring a both minimum frontage and minimum width, as "pie shaped" is undefined and could be interpreted very narrowly.

The existing text requires a minimum "continuous frontage" on flag lots—see pp. 43 of PDF 1 for example. Although undefined, the intent seems to be for a single, unbroken frontage at the right-of-way line and for a minimum distance between side lots lines to be maintained the entire distance of the "flag pole" to the "flag" portion of the lot. As proposed, staff does not feel this is achieved. Staff recommends refining this requirement or the flag lot definition to achieve the intent of the existing text.

Chapter 5 (Special Zoning Districts)

Page 5-4; 500.05 Previously Approved Planned Developments

ORC 519.022 addresses this. Staff recommends using the text from the ORC and having the final proposed section reviewed by legal counsel prior to adoption.

Page 5-17; 500.08(6) Extension of Time for Zoning Plan

Staff recommends striking #7, as it appears to be a typo.



Staff Report – Jerome Township Zoning Text Amendment

	<p><u>Page 5-19, 5-20; 500.10 , 500.11</u> Staff recommends review of indent and title spacing.</p> <p>Chapter 6 (General Development Standards) <u>Page 6-17; 620.01</u> The numbering of this section starts with #5. Staff recommends starting with #1.</p> <p><u>Page 6-28; 640.05(6)(b)</u> This section allows someone to keep their existing dwelling and live it in during construction of a second dwelling on the lot. The existing text allows for the existing dwelling to remain for 30 days after having received a certificate of occupancy, but also includes a maximum time frame of 1.5 years. The proposed text strikes the maximum time frame. Staff recommends consideration of time limitation.</p> <p>Union County Prosecutor’s Office The Union County Prosecutor’s Office continues to review the proposed Zoning Resolution. Before LUC takes official action on the proposal, the comments from that Office should be reviewed and included in any recommendation if available.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the Zoning Text Amendment. The modifications are the recommendations included in the staff report and any comments from the Union County Prosecutor.</p>
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<p>Z&S Committee Recommendations:</p>	
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Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

June 18, 2020

Aaron Smith
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Aaron:

This letter is to inform you that the Jerome Township Trustees have initiated a Zoning Amendment to the Jerome Township Zoning Resolution to be heard by the Jerome Township Zoning Commission in a public hearing:

Application: ZT 20-001

Name of Applicant: Jerome Township

Public Hearing Date has been set for: July 27, 2020 at 7:00 p.m.

The Zoning Commission would like your comments regarding this Revision before the public hearing date.

If you need further information, please feel free to contact me.

Sincerely yours,



Anita Nicol
Zoning Clerk

Attachment



Zoning Text Amendment Checklist

Date: June 18, 2020 Township: Jerome

Amendment Title: ZT 20-001

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

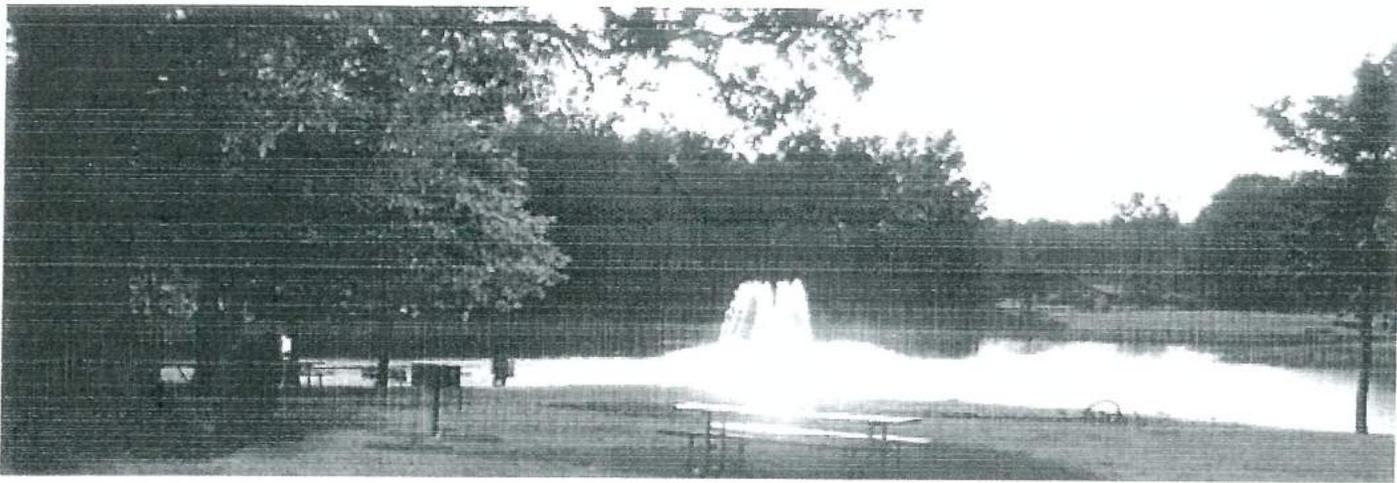
Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

**JEROME TOWNSHIP
UNION COUNTY, OHIO**

Adopted April 20, 2015
(As subsequently amended XXXXXXXXXXXX, 2020)

ZONING RESOLUTION



Article 1 Interpretation and Enactment

- Chapter 100 Title and Resolution
- Chapter 105 Reserved for Future Use
- Chapter 110 Repeal of Prior Resolutions
- Chapter 115 Conformance
- Chapter 120 Relationship to Existing Regulations
- Chapter 125 Reserved for Future Use
- Chapter 130 Declaration of Minimum Requirements
- Chapter 135 Use of Images, Diagrams and Notes
- Chapter 140 Severability

Article 2 Administration and Enforcement

- Chapter 200 Zoning Inspector
- Chapter 205 Zoning Commission
- Chapter 210 Board of Zoning Appeals
- Chapter 215 Duties of Zoning Inspector, Board of Zoning Appeals, Governing Body, and Courts on Matters of Appeal
- Chapter 220 Zoning Certificate Required
- Chapter 225 Reserved for Future Use
- Chapter 230 Zoning Amendments
- Chapter 235 Non-Conformities
- Chapter 240 Conditional Uses
- Chapter 245 Variances
- Chapter 250 Fees
- Chapter 255 Violations of this Resolution
- Chapter 260 Penalties

Article 3 Definitions

- Chapter 300 Definitions

Article 4 Zoning Map and Zoning Districts

- Chapter 400 Adoption of the Zoning District Regulations
- Chapter 405 Interpretation of Regulations
- Chapter 410 Zoning Districts Established
- Chapter 415 Official Zoning Map
- Chapter 420 Agricultural District (AG)
- Chapter 425 Rural Residential District (RU)
- Chapter 430 Low Density Residential District (LDR)
- Chapter 435 Medium Density Residential District (MDR)
- Chapter 440 Office / Research / Medical District (ORM)
- Chapter 445 Commerce District (COM)
- Chapter 450 Reserved for Future Use
- Chapter 455 Local Retail District (LR)
- Chapter 460 Regional Retail District (RR)
- Chapter 465 Reserved for Future Use
- Chapter 470 Special Recreation District (SRE)

Article 5 Special Zoning Districts

Chapter 500 Planned Development District (PD)

Chapter 510 Open Space District (OS)

Article 6 General Development Standards

Chapter 600 General Regulation

Chapter 605 Agriculture

Chapter 610 Off-Street Parking and Loading

Chapter 615 Signs and Advertising

Chapter 620 Landscaping, Screening, and Buffering

Chapter 625 Free Standing Walls, Fences, and Hedges

Chapter 630 Exterior Lighting Standards

Chapter 635 Home Occupations

Chapter 640 Temporary Uses, Events, and Sales

Chapter 645 Accessory Uses and Structures

Chapter 650 Small Wind Projects

Chapter 655 Telecommunications Towers

Chapter 660 Ponds

Chapter 665 Adult Entertainment

Article 7 Appendices

Chapter 705 Appendix 1 - Buffer Diagrams

Chapter 710 Appendix 2 - Outdoor Storage Diagrams

Chapter 100 – Title and Resolution

100.01 Title

This Resolution shall be known and may be cited and referred to as the "Zoning Resolution of Jerome Township, Union County, Ohio" hereinafter referred to as the "Resolution".

100.02 Resolution

This Resolution is enacted for the purposes set forth and pursuant to the authority contained in Chapter 519 of the Ohio Revised Code.

Chapter 105 – Reserved for Future Use

Chapter 110 – Repeal of Prior Resolutions

110.01 Repeal of Prior Resolutions

The Zoning Resolution or parts thereof previously in effect in Jerome Township, Union County, Ohio not otherwise adopted as part of this Amended Zoning Resolution are hereby repealed. However, all civil legal proceedings and/or all prosecutions resulting from a violation of any Zoning Resolution or part thereof heretofore in effect, which are now pending in any of the Courts of the State of Ohio or of the United States, shall not be abated or abandoned by reason of the adoption of any amendment to this Resolution but shall be prosecuted to their finality the same as if amendments to this Resolution had not been adopted; and any and all violations of existing zoning, resolutions, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Resolution shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.

Chapter 115 – Conformance

115.001 Conformance

No building, structure, or use of land shall hereafter be used, occupied, erected, constructed, re-constructed, moved, or structurally altered except in strict conformance with all the regulations established by this Resolution.

115.01 Buildings and Structures

No building or other structure shall hereafter be erected or altered:

1. To exceed the height or bulk;
2. To accommodate or house a greater number of families;
3. To occupy a greater percentage of lot area; and
4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Resolution.

115.02 Yards and Lots

No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements established by this Resolution.

115.03 Exemptions

The regulations set forth in this Resolution shall affect all use of land, every building and structure, and every use of land, building, or structure except where specifically exempt by law

or as may be hereafter amended by law such as public utilities and railroads, and in circumstances where the township has no authority to regulate certain instances of agriculture as defined by Section 519.21 of the Ohio Revised Code.

Chapter 120 – Relationship to Existing Regulations

120.01 Conformance

This Resolution shall not be interpreted as interfering with, repealing, or annulling any resolutions, county subdivision regulations, engineering or building standards, or permits adopted or issued except where such resolutions, county subdivision regulations, engineering or building standards, or permits are in conflict with this Resolution or amendments hereto. Where this Resolution or amendments hereto impose greater restrictions or higher requirements than are imposed or required by other resolutions, county subdivision regulations, or engineering or building standards the provisions for this Resolution or amendments hereto shall prevail. However, where such resolutions, county subdivision regulations, or engineering or building standards impose greater restrictions or higher requirements than this Resolution or amendments hereto, they shall prevail.

Chapter 125 – Reserved for Future Use

Chapter 130 – Declaration of Minimum Requirements

130.01 Declaration of Minimum Requirements

Subject to limitations specified under applicable law the regulations set forth by this Resolution shall be interpreted to be minimum regulations and shall be applicable to all buildings, structures, and use of land for any private individual or entity, political subdivision, or other entity within the unincorporated area of Jerome Township.

Chapter 135 – Use of Images, Diagrams and Notes

135.01 Use of Images, Diagrams and Notes

The use of images, diagrams, and corresponding notes within the shaded areas of the right hand margin of this Resolution are provided only for the purpose of explaining, illustrating, and clarifying the requirements and standards of the adopted text of this Resolution. All such images, diagrams, and corresponding notes within this shaded area shall be considered as separate from the adopted text of this Resolution. In the event of a conflict between the adopted text of this Resolution and the reader's interpretation of the images, diagrams, and corresponding notes, within the shaded area the adopted text of this Resolution shall govern.

Chapter 140 – Severability

140.01 Severability

Should any Article, Chapter, Section, Sub-Section, or provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof other than the Article, Chapter, Section, Sub-Section, or provision so declared to be unconstitutional or invalid.

Chapter 200 – Zoning Inspector

200.001 Zoning Inspector

A Zoning Inspector designated by the Board of Township Trustees, as is prescribed by Section 519.16 of the Ohio Revised Code, shall administer and enforce this Resolution. He/she may be provided with the assistance of such other persons as the Board of Township Trustees may direct. The Zoning Inspector shall administer and enforce this Resolution, and shall perform such other duties as are specified by the Board of Township Trustees or this Resolution.

200.01 Duties of the Zoning Inspector

For the purposes of this Resolution the Zoning Inspector shall have the following duties:

1. Administer, interpret, and enforce this Resolution, and take all necessary steps to remedy conditions found in violation by ordering in writing the discontinuance of illegal uses of land, buildings, or structures; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or take any other action authorized by this Resolution to ensure compliance with or to prevent violation of its provisions.
2. Collect fees as designated by the Board of Township Trustees for Zzoning Ccertificates, and applications for Zoning Aappeals, Zzoning Aamendments, Vvariances, and Cconditional Uuses permits, or other approvals.
3. Review and evaluate all applications for Zzoning Ccertificates, Zzoning Aamendments, Zoning Aappeals, Vvariances, and Cconditional Uuses permits, or other approvals as necessary to make reports to the Zoning Commission, Board of Zoning Appeals, and Board of Township Trustees.
4. Issue Zzoning Ccertificates when the provisions of the Resolution have been met with notations of special conditions involved, or refuse to issue the same in the event of non-compliance.
5. Maintain permanent and current records required by the Zoning Resolution, including but not limited to the official Zoning Map, zoning permitszoning certificates, inspections documents, and records of all Vvariances, zoning Aamendments, and Cconditional Uuse permits, and other approvals. Such records shall be kept at the Township Administrative Offices retained in accordance with the Township's records retention schedule and policies.
6. Inspect any structure, building or lands for compliance with these regulations or to document violations as they may exist.
7. Advise the Board of Township Trustees on all matters pertaining to the enforcement of and amendments to the Resolution.

Chapter 205 – Zoning Commission

205.001 Zoning Commission Established

There is hereby established, in accordance with Chapter 519 of the Ohio Revised Code, a Township Zoning Commission consisting of 5 members appointed by the ~~Township~~ Board of Township Trustees. Members shall be appointed for a period of 5 years and terms shall be so arranged that the term of one member shall expire each year. Each member shall be a resident of the unincorporated area of ~~Jerome~~the Township. Members shall serve until his successor is appointed and qualified. The Board of Township Trustees may appoint up to two alternate members to the Zoning Commission for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member according to procedures prescribed by a Resolution of the Board of Township Trustees. An

alternate member shall meet the same appointment criteria as a regular member, and shall serve until a successor is appointed and qualified. Members of the Zoning Commission shall be subject to removal as specified in Chapter 519 of the Ohio Revised Code. In the event a vacancy occurs on the Zoning Commission, such vacancy shall be filled by appointment of the Board of Township Trustees and shall be for the unexpired term.

205.01 Proceedings of the Zoning Commission

The Zoning Commission shall organize annually and elect a chairman, other officers, and a secretary as necessary. The Zoning Commission shall adopt rules in accordance with the Zoning Resolution. Meetings of the Zoning Commission shall be at the call of the Chairman and all meetings of the Zoning Commission shall be open to the public. For the purpose of taking action the concurring vote of 3 members of the Zoning Commission shall be required. The Zoning Commission shall keep records of its determinations or other official actions, all of which shall be filed in the Office of the Township Trustees and shall be a public record.

205.02 Powers and Duties of the Zoning Commission

For the purposes of this Resolution the Zoning Commission shall have the powers and duties set forth as follows:

1. To submit a plan, including both text and maps, representing the recommendations of the Zoning Commission in implementing the power, purpose, and provisions of the zoning powers conferred by the State of Ohio upon townships.
2. To evaluate and make appropriate recommendations to the Board of Township Trustees regarding proposed amendments to the Zoning Resolution and/or official Zoning Map, after conducting necessary hearings.
3. To employ or contract with such planning consultants as the Zoning Commission deems necessary, within the limit of monies appropriated by the Board of Township Trustees for such purposes.
4. To work with the Zoning Inspector toward the administration and enforcement of the Zoning Resolution.
5. To accomplish such other action(s) as are required by this Zoning Resolution or by applicable law.

Chapter 210 – Board of Zoning Appeals

210.001 Board of Zoning Appeals Established

There is hereby established, in accordance with Chapter 519 of the Ohio Revised Code, a Township Board of Zoning Appeals consisting of 5 members appointed by the Township Board of Township Trustees. Members shall be appointed for a period of 5 years and terms shall be so arranged that the term of one member shall expire each year. Each member shall be a resident of the unincorporated area of Jerome ~~the~~ Township. Members shall serve until his successor is appointed and qualified. The Board of Township Trustees may appoint up to two alternate members to the Board of Zoning Appeals for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member according to procedures prescribed by a Resolution of the Board of Township Trustees and shall have the same voting power as a regular member when serving in place of an absent member. An alternate member shall meet the same appointment criteria as a regular member and shall serve until a successor is appointed and qualified. Members of the Board of Zoning Appeals shall be subject to removal as specified in Chapter 519 of the Ohio Revised Code. In the event a vacancy occurs on the Board of Zoning Appeals, such vacancy

shall be filled by appointment of the Board of Township Trustees and shall be for the unexpired term.

210.01 Proceedings of the Board of Zoning Appeals

The Board of Zoning Appeals shall organize annually and elect a chairman, other officers, and a secretary as necessary. The Board of Zoning Appeals shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this Resolution. Meetings shall be held at the call of the chairman and at such other times as the Board of Zoning Appeals may determine. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of the witnesses. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the Board of Township Trustees.

210.02 Powers and Duties of the Board of Zoning Appeals

The Board of Zoning Appeals shall have the powers and duties set forth in this Zoning Resolution, including as follows:

1. The Board of Zoning Appeals shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Resolution.
2. Conditional Uses – The Board of Zoning Appeals shall hear and decide only such Conditional Uses as the Board of Zoning Appeals is specifically authorized to pass on by the terms of this Resolution as defined in sectionChapter 240.
3. Variances – The Board of Zoning Appeals shall hear and decide on applications for variances to this Resolution as defined in sectionChapter 245.

210.03 Hearings and Appeals

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Resolution may be initiated by any person aggrieved or by any officer of the township affected by any decision of the Zoning Inspector in accordance with the following:

1. Initiation – Such appeal shall be taken within twenty days after the decision by filing, with the township fiscal officer and with the Board of Zoning Appeals, a notice of appeal specifying the grounds. The township fiscal officer shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.
2. Notice – The Board of Zoning Appeals shall fix a reasonable time for the public hearing of the appeal, give at least ten days' notice in writing to the parties in interest, give notice of such public hearing by one publication in one or more newspapers of general circulation in the county at least ten days before the date of such hearing, and decide the appeal within a reasonable time after it is submitted. Upon the hearing, any person may appear in person or by attorney.
3. Board has powers of Zoning Inspector on Appeals – In exercising the powers in Section 519.14 of the Ohio Revised Code, inclusive, the Board of Zoning Appeals may, so long as such action is in conformity with the terms of this Resolution, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the Zoning Inspector from whom the appeal is taken. The concurring vote of 3 members of the Board of Zoning Appeals shall be necessary to

reverse any order, requirement, decision, or determination of the Zoning Inspector, or to decide in favor of the applicant on any matter upon which it is required to pass under this Resolution or to effect any variation in the application of this Resolution.

Chapter 215 – Duties of Zoning Inspector, Board of Zoning Appeals, Governing Body, and Courts on Matters of Appeal

215.01 Duties of Zoning Inspector, Board of Zoning Appeals, Governing Body, and Courts on Matters of Appeal

It is the intent of this Resolution that all questions of interpretation and enforcement shall be first presented to the Zoning Inspector. Such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Inspector, and recourse from the decisions of the Board of Zoning Appeals shall be to the courts as provided by law. It is further the intent of this Resolution that the duties of the Board of Township Trustees in connection with this Resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. Under this Resolution, the Board of Township Trustees shall have only the duties established by applicable law, including, but without limitation, considering and adopting or rejecting proposed amendments or the repeal of this Resolution, or official Zoning Map, as provided by law, ~~approving planned unit development projects~~review and approval of Planned Development Districts or Development Plans as provided for in Article 5 and under applicable law, and of establishing a schedule of fees and charges as stated in ~~Section~~Chapter 250 of this Resolution.

Chapter 220 – Zoning Certificate Required

220.001 Zoning Certificate Required

No occupied or vacant land shall hereafter be changed in its use, in whole or part, until a ~~Z~~zoning ~~C~~certificate has been issued by the ~~T~~township ~~Z~~zoning Inspector. No person shall locate, erect, construct, reconstruct, enlarge, or structurally alter any building, structure, or sign or change the use of buildings in whole or part without first obtaining a ~~Z~~zoning ~~C~~certificate from the ~~T~~township ~~Z~~zoning Inspector. No such ~~Z~~zoning ~~C~~certificate shall be issued for the proposed building, structure, or land use unless the proposed building, structure or land use fully complies with the articles of this Resolution

220.01 Application

Application for a ~~Z~~zoning ~~C~~certificate shall be made to the ~~O~~office of ~~Z~~zoning Inspector ~~as follows:~~ The application for a zoning certificate shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. At a minimum, the application shall contain the following information:

- ~~1. The application forms shall be available from the Office of Zoning Inspector and shall be completed and returned with all supporting documentation as required in the application form and as necessary to demonstrate compliance with this Resolution.~~
- ~~2. Each application for a Zoning Certificate shall fully describe the intended land use.~~
- ~~3. When new buildings or structures are to be erected, or when existing buildings are to be enlarged or relocated, or when a change in use of an existing structure is proposed, the application shall be accompanied by a plan of the proposed structure together with a site plan layout showing:

 - ~~a) The size and dimensions of the lot on which the proposed use or structure is to occur, and all applicable front, side, and rear yard setbacks required by this Resolution.~~~~

- b) The location of all structures, additions, and uses, both existing and proposed, with reference to all roads, property lines and required setbacks.
- c) Compliance with all applicable development standards for the district in which it resides including, but not limited to, landscaping and screening, parking, signage, and fencing.
- 4. When new signs or billboards are to be erected, or when existing signs or billboards are to be modified or re-located, the application shall be accompanied by the following:
 - a) A completed application and fee for each requested sign.
 - b) A scalable elevation drawing of each proposed sign.
 - c) Foundation and anchoring drawings for each proposed sign.
 - d) A dimensioned site plan showing the location of proposed signs and adjacent buildings and other structures.
 - e) For wall signs, a building elevation drawn to scale showing the proposed wall sign and all applicable dimensions.
 - f) For ground signs, a sign base landscaping plan.
 - g) Cut sheets for any exterior lighting fixtures and/or details of the lighting type to be used.
- 5. In every case where the lot is not served and is not proposed to be served with public water and sanitary sewer services the application shall be accompanied by an installation permit from the Union County Health Department for the proposed method of water supply and/or disposal of sanitary wastes.
- 6. The application form shall be accompanied by all supporting information as required and all plans, as applicable, shall be prepared by a professional surveyor, engineer, architect or landscape architect registered in the State Ohio.
 1. Name, address and telephone number of the applicant;
 2. Legal description of the property;
 3. Existing use;
 4. Proposed use;
 5. Zoning district;
 6. Plans in duplicate drawn to scale, showing the actual dimensions and the shape of the lot to be built upon; the exact size and location of existing buildings on the lot, if any, and the location and dimensions of the proposed building(s) or alteration;
 7. Building heights;
 8. Number of off-street parking spaces and loading spaces;
 9. Number of dwelling units;
 10. For lots served or proposed to be served by on-site sewers or water, a copy of an approved installation permit or similar written approval from the County Health Department.
 11. Such other matters as may be necessary to determine conformance with, and provide for the enforcement of this Resolution.

220.02 Approval and Authorization of Zoning Certificate

Application for Zoning Certificate shall be approved or disapproved, by the Zoning Inspector, in accordance with the provisions of this Resolution within a reasonable period of time following the submittal of a complete application. In the case of disapproval a copy of the disapproved application will be accompanied by a written statement of reasons for denial and one copy of the plans with the Zoning Inspector's comments. Zoning Certificate issued on the basis of plans and applications approved by the Zoning Inspector authorize only the use, arrangement, and construction as set forth in such approved plans and applications, and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed in violation of this Resolution and punishable as provided by Section 260. All Zoning Certificate shall be conditional upon the commencement of work within 12 months. Within ten (10) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the

provisions of this Resolution. All zoning certificates shall, however, be conditional upon the commencement of work within twelve (12) months. One (1) copy of the plans shall be returned to the applicant by the Zoning Inspector, after the Zoning Inspector shall have marked such copy either approved or disapproved and attested to the same by his signature on the copy. One (1) copy of plans, similarly marked, shall be retained by the Zoning Inspector. The Zoning Inspector shall issue a placard attesting to the fact that the use or alteration is in conformance with the provisions of this Resolution.

220.021 Submission to Director of Transportation

Before any zoning certificate is issued affecting any land within three hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certificate to local officials by the Director of Transportation or any land within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Zoning Inspector shall give notice, by registered mail to the Director of Transportation, that he shall not issue a zoning certificate for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Zoning Inspector that he shall proceed to acquire the land need, then the Zoning Inspector shall refused to issue the zoning certificate. If the Director of Transportation notifies the Zoning Inspector that acquisition at this time is not in the public interest or upon expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Zoning Inspector shall, if the application in conformance with all provisions of this resolution, issue the zoning certificate.

220.03 Expiration of Zoning Certificate

If the proposed construction described in any Zzoning Ccertificate has not commenced within twelve (12) months from the date of issuance thereof, said Zzoning Ccertificate shall expire or lapse, and written notice thereof shall be given by the Zoning Inspector to the persons affected. If the work described in any Zzoning Ccertificate has not been substantially completed within thirty (30) months of the date of issuance thereof, said Zzoning Ccertificate shall expire, shall be revoked by the Zoning Inspector, and written notice thereof shall be given by the Zoning Inspector to the persons affected along with notice that further work as described in the canceled Zzoning Ccertificate shall not proceed unless and until a new Zzoning Ccertificate has been obtained. "Commencement of Work" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner including where excavation, demolition, or removal of an existing building has substantially begun preparatory to rebuilding.

220.04 Record of Zoning Certificate

One copy of the application shall be returned to the applicant after being marked as approved or disapproved and signed by the Zoning Inspector. A record of all Zzoning Ccertificates shall be kept on file in the Ooffice of the Zoning Inspector and retained in accordance with the Township's records retention schedule and policies.

220.041 Failure to Obtain a Zoning Certificate

Failure to obtain a zoning certificate shall be a violation of this Resolution and punishable under Chapter 620 of this Resolution.

220.042 Construction and Use to Be as Provided in Applications, Plans, Permits, and Certificates

Zoning certificates issued on the basis of plans and applications approved by the Zoning Inspector authorize only the use and arrangement, set forth in such approved plans and applications or amendments thereto, and no other use, arrangement, or construction. Use, arrangement, or construction contrary to that authorized shall be deemed a violations of this Resolution and punishable as provided for in Chapter 620.

220.05 Zoning Certificate Application Fees

Each application for a Zoning Certificate shall be accompanied by a money order or check made payable to the Jerome Township Trustees fee in the amount shown on the Schedule of Zoning Fees most recently adopted by the Jerome Township Board of Township Trustees as provided for in Chapter 250. Applications not accompanied by the required fee shall not be reviewed and approved until the required fee has been received by the Zoning Inspector.

220.06 Void Zoning Certificate

A Zoning Certificate shall be void if any of the following conditions exist:

1. The Zoning Certificate was issued contrary to the provisions of this Resolution.
2. The Zoning Certificate was issued based upon any materially false information provided by the applicant.

When a Zoning Certificate has been declared void pursuant to this Section, by the Township or by court order, a written notice of the revocation will be provided to the Applicant by the Zoning Inspector. Notice of the revocation shall also include a statement that all work upon, or use of, the buildings, structure, or land shall cease until a new Zoning Certificate has been issued.

Chapter 225 – Reserved for Future Use**Chapter 230 – Zoning Amendments****230.001 Zoning Amendments Generally**

Whenever the public necessity, convenience, general welfare, or good zoning practices require, or in conformance with the adopted Comprehensive Plan, the Board of Township Trustees may by resolution amend, supplement, change, or repeal the regulations, restrictions, and district boundaries or classification of property lots. Such amendments may only be made after recommendation from the Zoning Commission and subject to the procedures provided by law. Amendments may be initiated by motion of the Zoning Commission, by the passage of a resolution by the Board of Township Trustees, or by the filing of an application by one (1) or more owners of property within the area proposed to be changed or affected by the proposed amendment with the Zoning Commission.

230.01 Application for Zoning Amendment

Application to initiate an amendment to the Resolution or the official Zoning Map shall be made to the Zoning Inspector as follows:

1. The application forms shall be available from the Zoning Inspector, and shall be completed and returned with all supporting documentation as required in the application form and as necessary to demonstrate compliance with this Resolution. No application shall be considered unless the same is fully completed and accompanied by all required information on said application, together with plot plans or drawing as necessary.

2. Applications shall be signed by at least one (1) owner, or an agent assigned by the owner, of the property being re-zoned within the area proposed to be changed or affected by the proposed map amendment, and shall be filed with the Zoning Inspector.
3. Each application for a Zoning Amendment shall fully describe the intended land use.
4. The application form shall be accompanied by all supporting information as required by the application form. All plans required shall be prepared by a Professional Surveyor, Engineer, Architect, or Landscape Architect registered in the State Ohio.
5. Applications shall be accompanied by a ~~money order or check made payable to the Jerome Township Trustees~~ fee in the amount shown on the Schedule of Fees most recently adopted by the Board of Township Trustees as provided for in Chapter 250.
6. For an amendment of zoning to Map Amendment a PUD district the township may require additional submittal information as required by Section 500 of this Resolution. Applications for map amendments to Planned Development Districts shall include such additional information as is required by Article 5.

230.02 Procedure

The procedure for the amendment of the ~~Resolution~~, or a zoning amendment, shall follow the requirements of the ~~Ohio Revised Code, Chapter 519.12~~. The procedures for review, approval or disapproval of all amendments shall be as prescribed in Section 519.12 of the Ohio Revised Code.

Chapter 235 – Non-Conforming Uses Non-Conformities

235.001 Non-Conformities Generally

At the time of adoption or amendment of this Resolution there may exist lots, structures, or uses of land and structures which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Resolution or future amendment thereto. It is the intent of this Resolution to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Resolution that non-conformities shall not be enlarged upon, expanded or extended, not be used as grounds for adding other structures or uses prohibited elsewhere in the same district, except as may otherwise be permitted by this Resolution.

235.01 Incompatibility of Non-Conforming Uses

Non-conforming uses are declared by this Resolution to be incompatible with permitted uses in the districts involved. A non-conforming use of a structure, land, or a structure and land in combination shall not be extended or enlarged after passage of this Resolution. In addition, the attachment on a building or premises of additional signs intended to be seen from off the premises, or the addition of other uses of a nature which would be prohibited generally in the district are prohibited.

235.02 Avoidance of Undue Hardship

To avoid undue hardship, nothing in this Resolution shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Resolution and upon which actual construction has been carried on diligently. "Actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner including where excavation, demolition, or removal of an existing building has substantially begun preparatory to rebuilding.

235.03 Non-Conforming Lots of Record

At the time of adoption or amendment of this Resolution there may exist lots of record that do not conform to the requirements for lot width and or lot area established by this Resolution or amendment. Nothing in this Resolution shall prevent the construction of dwellings, buildings, structures, or accessory uses or structures on these non-conforming lots of record provided the following:

1. The proposed dwellings, buildings, structures, or accessory uses are permitted within the district established by this Resolution.
2. Such lot shall be in separate ownership and not of continuous frontage with other lots in the same ownership.
3. The construction of dwellings, buildings, structures, or accessory uses shall meet all requirements established by this Resolution other than for lot area and lot width.
4. Variance from all other requirements shall be obtained only through action of the Board of Zoning Appeals.

235.04 Non-Conforming Lots of Record in Combination

At the time of adoption or amendment of this Resolution, there may exist lots of record that do not meet the requirements of this Resolution for lot area and/or lot width. Where two or more of these lots adjoin with continuous frontage under a single ownership the lots involved shall be considered to be an undivided parcel for the purposes of this Resolution. No portion of said undivided parcel shall be used or sold in a manner which that diminishes compliance with the requirements of this Resolution.

235.05 Non-Conforming Uses of Land

Where, at the time of adoption or amendment of this Resolution, lawful use of land exists, which would not be permitted by the regulations imposed by this Resolution, the uses may be continued so long as they remain otherwise lawful, provided the following:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Resolution.
2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Resolution.
3. ~~If any such non-conforming use of land has been willfully abandoned for any reason for a period of more than 24 months, any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located. If any such non-conforming uses of land are discontinued or abandoned for more than two (2) years, except when government action impedes access to the premises, any subsequent use of such shall conform to the regulations specified by this Resolution for the district in which such land is located.~~
4. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such non-conforming use of land.

235.06 Non-Conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Resolution that could not be built under the terms of this Resolution by reason of restrictions on area, lot coverage, height, yards, location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in any way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
2. Any non-conforming structure or non-conforming portion of a structure which is removed, partially removed, damaged, destroyed, or partially destroyed by any means to an extent of less than 60 percent of its then fair market value at time of such removal, damage, or destruction may be restored to its prior condition and the same use or occupancy continued or resumed, provided that the total cost of such restoration does not exceed 60 percent of its then fair market value; and provided further that such restoration is started within 1 year after such removal, damage, or destruction and is diligently pursued to completion.
3. Any non-conforming structure which is removed, partially removed, damaged, destroyed, or partially destroyed by any means by more than 60 percent of its then fair market value shall eliminate the non-conforming use of such structure or structure and land in combination, and shall not be repaired or reconstructed except in conformity with this Resolution
4. Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

235.07 Non-Conforming Structures

If lawful use involving individual structures, or of a structure and land in combination, exists at the effective date of adoption or amendment of this Resolution that would not be allowed in the district under the terms of this Resolution or amendment, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Resolution in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Resolution, but no such use shall be extended to occupy any land outside such building that was not used for such non-conforming use at the time of adoption or amendment of this Resolution.
3. If no structural alterations are made, any non-conforming use of a structure or structure and land in combination, may, upon application to and approval by the Board of Zoning Appeals as a Conditional Use, be changed to another non-conforming use provided that, in addition to any other criteria, the Board of Zoning Appeals finds after consideration of the nature, predominate character, and intensity of the proposed use and the size, dimensional requirements, and other regulatory characteristics of the proposed use, that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use and that the size, dimensional requirements, traffic generation, signage needs, parking requirements and other regulatory characteristics are not greater than the existing nonconforming use. The Board of Zoning Appeals may require appropriate conditions and safeguards in accordance with other provisions of this Resolution.
4. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district and the non-conforming use may not thereafter be resumed.
5. Except when government action impedes access to the premises, ~~When a non-~~ non-conforming use of a structure, or structure and land in combination, is willfully discontinued or abandoned for 24 months ~~(except when government action impedes access to the~~

premises), the structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

235.08 Repairs and Maintenance

On any non-conforming structure, or portion of a structure containing a non-conforming use, work may be done on ordinary repairs, or on repair or replacement of walls, fixtures, wiring, or plumbing provided the following:

1. The cubic content of the structure existing when it becomes non-conforming shall not be increased through such repairs or maintenance.
2. Nothing in this Resolution shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Chapter 240 – Conditional Uses

240.001 Conditional Uses Generally

(a) Under some circumstances a use of property, typically considered more intense than the uses permitted in the zoning district in which it is located, may be determined to be desirable and compatible with the permitted uses if additional standards are applied to control and regulate the more intense use. These uses are listed as “Conditional Uses” within each of the zoning districts.

(b) The Board of Zoning Appeals may grant conditional approval for a Conditional Use of the land, buildings or other structures where such Conditional Uses are provided for in the applicable zoning district. The Board of Zoning Appeals shall decide on only such Conditional Uses as specifically authorized by the terms of this Resolution; decide such questions as are involved in determining whether Conditional Uses should be granted; grant Conditional Uses with such conditions and safeguards as are appropriate under this Resolution; or deny Conditional Uses when not in harmony with the purpose and intent of this Resolution. A Conditional Use shall not be permitted if its use, location, and/or method of development will unreasonably alter the character of the vicinity, unduly interfere with or impact the use of adjacent lots, adversely affect the health, safety and general welfare of surrounding properties, or impart special privileges to its owner which are not normally enjoyed by other uses within the district. To this end, the Board of Zoning Appeals may set forth additional requirements that will render the Conditional Use compatible with the existing and future use of adjacent lots in the district. A Conditional Use Permit shall not be granted by the Board of Zoning Appeals unless and until: the procedures provided in this Chapter are completed.

240.01 Application Required

An application for a Conditional Use shall be submitted to the ~~Office of Zoning Inspector~~ who shall forward the application to the Board of Zoning Appeals. Application forms shall be available ~~in the Office of~~ from the Zoning Inspector, and the application shall be accompanied by a site plan showing the exact location, width, and depth of the ~~section of the owner's property~~ lot for which the Conditional Use ~~Permit~~ is to be considered along with such information as necessary to demonstrate compliance with the specific requirements to be considered for approval for such Conditional Use as required by this Resolution.

240.02 Notice and Hearing

An application for a Conditional Use shall be submitted to the ~~Office of Zoning~~ Inspector who shall forward the application to the Board of Zoning Appeals. Application forms shall be available ~~in the Office of~~ from the Zoning Inspector, and the application shall be accompanied by a site plan showing the exact location, width, and depth of the ~~section of the owner's property~~ lot for which the Conditional Use ~~p~~Permit is to be considered along with such information as necessary to demonstrate compliance with the specific requirements to be considered for approval for such Conditional Use as required by this Resolution.

240.03 Action by the Board of Zoning Appeals

The Board of Zoning Appeals shall, within a reasonable time, approve, approve with supplementary conditions, or disapprove the application as was submitted. If approved with supplementary conditions the Zoning Inspector shall issue a ~~Z~~oning ~~C~~ertificate listing the specific conditions listed by the Board of Zoning Appeals.

240.04 Decision of the Board of Zoning Appeals

Before any Conditional Use Permit shall be issued, the applicant shall demonstrate that the proposed Conditional Use meets the following general standards:

1. The proposed use shall meet the purpose and intent of the district as stated in this Resolution and in the ~~Jerome Township Comprehensive Plan~~.
2. The proposed use will be harmonious with the existing or intended character of the area in which it is located, and that such use will not change the essential character of the same area.
3. Ingress and egress to property and the proposed structures thereon has been provided and will ensure automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe, and all points of vehicular entrance or exit shall conform to state and county regulations.
4. Off-street parking and loading areas are provided where required, with particular attention to the items in Section 240.04(2) above.
5. The proposed use will be served adequately, as required, by essential public facilities and utilities including, but not limited to, water and sewers, drainage, refuse collection, and fire and police protection.
6. The proposed use will comply with all of the requirements of this Resolution including, but not limited to, setback, landscaping and buffering, screening, and open space.
7. The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. Lighting shall not create a nuisance for the general public or for the residents of neighboring properties; shall not impair safe movement of traffic on any street or highway; shall not shine directly on adjoining properties; and shall comply with all other applicable Sections of this Resolution.
9. If applicable, truck routes shall be established for movement in and out of the property being granted a Conditional Use Permit in such a way that will minimize the wear on public streets, and prevent hazards and damage to other properties in the community, the general public, and residents of the neighboring properties.
10. In the event the property being considered for a Conditional Use Permit has a house or other structure on it, the Conditional Use Permit MAY be issued for only the section of property that is to be used for the Conditional Use and SHALL not include the house or other structures unless otherwise designated in Section 240.01.

240.05 Supplementary Conditions and Safeguards

If the Board, in its discretion, approves the Conditional Use Permit, it may impose such conditions, safeguards, and restrictions as it deems necessary to ensure that the use will be conducted in the best interest of the zoning district.

240.06 Expiration of Conditional Use Permit

A conditional use permit shall be deemed to authorize only one particular conditional use, and said permit shall automatically expire if such conditionally permitted use has not been instituted or utilized with one (1) year of the date on which the permit was issued, or if for any reason such use shall cease for more than six (6) months. Change of ownership shall have no effect on the validity of the conditional use.

Chapter 245 – Variances**245.001 Variances Generally**

Upon ~~appeal~~application, the Board of Zoning Appeals may authorize, in specific cases, such ~~V~~variance from the terms of this Resolution as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Resolution would result in unnecessary hardship, and so that the spirit of the Resolution will be observed and substantial justice is done. No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a ~~V~~variance. A ~~V~~variance from the terms of this Resolution shall not be granted by the Board of Zoning Appeals unless and until: the procedures provided in this Chapter are completed.

245.01 Application Required

An application for a ~~V~~variance shall be submitted to the ~~Office of Zoning Inspector~~ who shall forward the application to the Board of Zoning Appeals. Application forms shall be available in the ~~Office of Zoning Inspector~~ and completed applications shall be accompanied by such information as required on the application form ~~and by a letter from the Zoning Inspector describing the need for the proposed variance.~~

245.02 Notice and Hearing

The Board of Zoning Appeals shall hold a public hearing within a reasonable period of time following its receipt of a completed application. Notice shall be given at least 10 days in advance of the public hearing by publication in at least one newspaper of general circulation in the area. The notice shall state the date, time and place and the nature of the proposed hearing. The same information shall be mailed by first class mail to the applicant and all owners of property within and contiguous to and directly across the street from the property in question to the addresses of those owners appearing on the county auditor's current tax list. Any party may appear in person, or by attorney or authorized agent.

245.03 Action by the Board of Zoning Appeals

The Board of Zoning Appeals shall, within a reasonable time, approve, approve with supplementary conditions, or disapprove the application as was submitted. In granting any ~~V~~variance under the provisions of this ~~section~~Chapter, the Board of Zoning Appeals may impose such conditions, safeguards and restrictions as deemed necessary to secure the objectives of the standards set forth in this Article, and to carry out the general purpose and intent of this Resolution. Violation of the conditions, safeguards, and restrictions, when made

a part of the terms under which the request for the ~~V~~variance is granted, shall be deemed a violation of this Resolution.

245.04 Action by the Board of Zoning Appeals

A ~~V~~variance from the terms of this Resolution shall not be granted by the Board of Zoning Appeals unless and until the applicant demonstrates the following:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. That literal interpretation of the provisions of this Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Resolution;
3. That the special conditions and circumstances do not result from the actions of the applicant;
4. That granting the ~~V~~variance requested will not confer on the applicant any special privilege that is denied by this Resolution to other lands, structures, or buildings in the same district;
5. That the ~~V~~variance is the minimum ~~V~~variance that will make possible the reasonable use of the land, building, or structure;
6. That the granting of the ~~V~~variance will be in harmony with the general purpose and intent of this Resolution and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

245.05 Supplementary Conditions and Safeguards ~~May be Prescribed~~

In granting any ~~V~~variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Resolution and punishable under ~~Section~~Chapter 260 of this Resolution. Under no circumstances shall the Board of Zoning Appeals grant a ~~V~~variance to allow a use not permissible under the terms of this Resolution in the district involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district.

Chapter 250 – Fees

250.01 Schedule of Zoning Fees

The Board of Township Trustees shall establish a fee schedule, which shall be known as the Schedule of Zoning Fees, listing the charges and expenses, and a collection procedure for Zzoning Certificate s, Zzoning Aamendments, Zzoning Aappeals, Cconditional Uuses permits, Vvariances, and other matters pertaining to this Resolution. The Schedule of Zoning Fees shall be posted in the office of the Zoning Inspector, and may be altered or amended only by the Board of Township Trustees. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

Chapter 255 – Violations of this Resolution

255.01 Violations Generally

Whenever a violation of this Resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Inspector.

Chapter 260 – Penalties for Violation

260.01 Penalty for Violation of Zoning Resolution

Any person violating any provision of any article of this Resolution, or who shall violate or fail to comply with any order made thereunder; or who shall falsify plans or statements filed thereunder; or who shall continue to work upon any structure after having received written notice from the Township Zoning Inspector to cease work, shall be guilty of a misdemeanor, and subject to the penalty provided in Section 519.99, Ohio Revised Code.

260.02 Remedies for Violation of Zoning Resolution

In case any building is, or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is, or is proposed to be used in violation of any regulation or provisions of this Resolution or any amendment thereto, the Board of Township Trustees, the Zoning Inspector, Prosecuting Attorney of the County, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

Chapter 300 – Definitions

300.001 Interpretation of Terms

Except where specifically defined herein, all words used in this Resolution shall carry their customary meaning. The following listed words are specifically defined for use in this Resolution.

For the purposes of this Resolution certain terms or words used herein shall be interpreted as follows:

- a) The word "person" or "person of interest" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- b) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- c) The word "shall" is mandatory; the word "may" is permissive.
- d) The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied".
- e) The word "lot" includes the words "plot" or "parcel".

300.01 Letter A

Abandoned Sign – A sign associated with an abandoned use, a sign that remains after the termination of the business, or a sign on its immediate premises not adequately maintained and not repaired.

Adult – An individual eighteen years of age or older.

Adult Book Store – Adult book store means an establishment deriving a majority of its gross income from the sale or rental of, or having a majority of its stock in trade in, books, magazines or other periodicals, films, or mechanical or non-mechanical devices, which constitute adult materials.

Adult Care Facility – An adult family home or an adult group home. For the purposes of this Resolution, any residence, facility, institution, hotel, congregate housing project, or similar facility that provides accommodations and supervision to three to sixteen unrelated adults, at least three of whom are provided personal care services. Adult care facility does not include:

- a) A facility operated by a hospice care program licensed under ORC 3712.04 that is used exclusively for care of hospice patients.
- b) A nursing home or home for the aging as defined in ORC 3721.01.
- c) A community alternative home as defined in ORC 3724.01.
- d) An alcohol and drug addiction program as defined in ORC 3793.01.

Adult Family Home – As defined in ORC 3722.01, a residence or facility that provides accommodations for three to five unrelated adults and supervision and personal care services to at least three adults.

Adult Group Home – As defined under ORC 3722.01, an adult group home means a residence or facility that provides accommodations for six to sixteen unrelated adults and provides supervision and adult personal care services to at least three of the unrelated adults.

Agriculture – For the purposes of this Resolution the definition of Agriculture shall be that

prescribed by Section 519.01 of the Ohio Revised Code. As used herein, agriculture generally includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; and the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Agricultural Buildings and Structures – Agricultural buildings and structures are defined as such structures that are customarily used primarily to house animals and support agricultural uses such as barns, sheds, pole barns, silos, grain structures, feed structures, etc. The use of equipment such as semi-trailers, abandoned box cars, and similar such units shall not be considered agricultural structures and shall not be permitted for use as such.

Attached – “Attached” means:

- (1) a use, room or space that has at least one (1) wall in common with the remainder of a building;
- (2) a use, room or space that can be entered from and/or through other rooms and spaces within a building. An unenclosed roof connection shall not be considered attached. (Rev.Amd. 12-17-2018)

Awning – A hood or cover that projects from the wall of a building against the face of the supporting building.

300.02 Letter B

Basement – A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

Billboard – A sign directing attention to a specific business, product, service, entertainment, or other activity sold, offered or conducted elsewhere than upon the lot on which the sign is located or for public services and information or for political advertising.

Buffer – A man-made or natural vegetated area, between the side or rear lot line and the required side or rear setback line, where mounding, planting, walls, fences or a combination thereof are installed and constructed to protect adjacent uses from noise, odor, dust, fumes, glare, or unsightly storage of materials in commercial or industrial districts.

Building – Any structure, whether portable or fixed, having been designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building, Accessory – A subordinate building detached from, but located on the same lot as the principal use or structure, the use of which is incidental and accessory to that of the principal use or structure. (Amd. 12-17-2018)

Building Addition – “Building Addition” means a part added to a building, either by being built so as to form one (1) architectural whole with it, or by being joined with it in some way, as by a passage, and so that one is a necessary adjunct or appurtenant to the other or so that both constitute the same building. (Amd. 12-17-2018)

Building, Height of – The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs.

Building, Principal – A building in which is conducted the main or principal use of the lot on which the building is situated.

300.03 Letter C

Clear Sight Triangle – The triangular area formed by a diagonal line connecting two points, located on intersecting lines of street and driveway, one being on the street right-of-way, the other point being on the easement of access, or pavement edge of an access drive, each point being 20 feet from the intersecting lines. The view through this triangular area, from the street into the driveway or the driveway into the street, shall be open and unobstructed by landscaping, signs, or structures, from a height of 3 feet above grade to 10 feet above grade. See Figure 3-4300.03.1. (Rev. Amd. 12-17-2018)

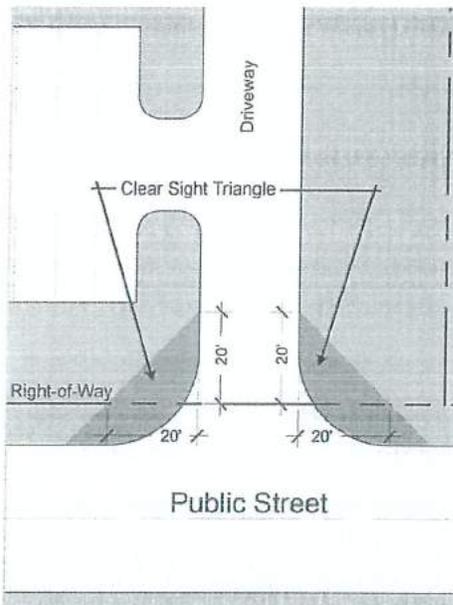


Figure 300.03.1: Clear Sight Triangle

Conditional Use – A use that, because of special requirements or characteristics, may be allowed in a particular zoning district after review by the Board of Zoning Appeals and granting of Conditional Use Permit. With the approval of a Conditional Use Permit the Board of Zoning Appeals may impose such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity.

Conditional Use Permit – The documented evidence of authority granted by the Board of Zoning Appeals to locate, operate, and maintain a Conditional Use on a particular property lot.

Comprehensive Plan – Any document or documents, adopted by the Board of Township Trustees, intended to guide growth and development of the Township, and containing development analysis, proposals, projections, or polices in the form of text, maps or other

graphics. The term Comprehensive Plan shall also include the terms area plan, community plan, land-use plan, or master plan.

300.04 Letter D

Detached – “Detached” means:

- (1) a use, room, space, building or assembly of buildings that is completely surrounded by open space;
- (2) a use, room, space, building or assembly of accessory buildings that is not attached or connected to a principally permitted use or building. (Rev.Amd. 12-17-2018)

Display Area (of a Sign) – The area of a sign or billboard shall be computed by means of a continuous perimeter forming a basic geometric shape which encloses the message or display and is differentiated from the wall or supporting structure on which it is placed in addition to the following:

- a. **Two or More Faces** – Where an area of a sign or billboard has two or more display faces, the area of all faces shall be used in determining the area of the sign unless the two display faces join back to back, are parallel to each other and not more than 24 inches apart, or form a V-angle of less than 45 degrees.
- b. **Supporting Structures** – Supporting structures or uprights on which a sign or billboard may be placed are excluded from the sign area if they contain no message and are clearly incidental to the display itself.
- c. **Wall Mounted Signs** – For wall mounted signs which consist of individually mounted letters, numbers, or other symbols on a wall or fascia, the area of the sign shall be the area of a rectangle circumscribed around the letters, numbers, or other symbols.
- d. **Awning Signs** – For awning signs, the area of the sign shall include only the letters, numbers, or graphics on the surface of the awning and not the entire area of the awning face. (Rev.Amd. 12-17-2018)

District – A part, zone, or geographic area within the Township within which certain zoning or development regulations apply.

Drive through business or window – An establishment or part of an establishment designed for the conduct of business with customers who remain within a vehicle during the transaction.

Dwelling – Any building or structure which is wholly or partly used or intended to be used for living or sleeping quarters by one or more human occupants.

Dwelling, Detached Single Family – Detached, individual dwelling units, which accommodate one family, as defined herein, living as one housekeeping unit. The type of construction of such units shall conform to the Residential Code of Ohio, or be classified as an Industrialized Unit under the Ohio-Basic Building Code, or conform to the definition of permanently-sited manufactured home as provided for in ORC 519.212.

Dwelling, Multi-Family – A residential building arranged or designed for 3 or more dwelling units as separate and complete housekeeping units.

Dwelling, Two Family – A building arranged or designed to be occupied by 2 families, the

structure having only 2 dwelling units living independently of each other.

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.

300.05 Letter E

Enclosed Storage – Any building such as a warehouse, pole barn, etc., fully enclosed on all sides and with roof where equipment, materials, or goods are stored.

Essential Services – The erection, construction, alterations, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, drains, mains, sewers, pipes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

300.06 Letter F

Family – A person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

- a) any number of people related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship;
- b) two unrelated people; or
- c) two unrelated people and any children related to either of them by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship.

"Family" does not include any society, club, fraternity, sorority, association, lodge, federation, or like organization; any group of individuals whose association is temporary or seasonal in nature; any group of individuals who are in a group living arrangement as a result of a criminal offense. This definition is not, however, intended to prohibit those living arrangements among individuals which is specifically set forth and authorized by applicable law as being permitted uses within residential zoning districts.

Fair Market Value – The "Fair Market Value" as used herein shall first be determined to be the current value of structures as carried by the Union County Auditor. If such value is disputed by the owner of the structures, or the Township, the Township may elect to hire a licensed third-party licensed appraiser to determine the value. Said appraiser shall be hired by the Township and, in the event of a dispute by the property owner, may require reimbursement from the property owner for such fees as necessary. If the Township shall require reimbursement, the Township shall solicit fees for the appraisal in advance of the start of work, and shall provide the property owner with a copy of the fee proposal and a notice to deliver a check to the Township for such fees prior to the commission of the appraisal.

Farm – Any land, buildings, or structures on or in which agriculture and farming operations are carried on as defined in the Ohio Revised code Section 519.01.

Floor area, Non-Residential – A square footage calculation of the floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, display windows and similar areas.

Floor area, Residential – Floor area of a residential structure shall be computed as the sum of the gross horizontal area, in square feet, of the several floors of the residential structure, excluding finished or unfinished basements, breezeways, carports, garages, storage areas with only outside access, porches, unfinished attics, and other unheated and/or unfinished areas attached to the principal use or structure.

300.07 Letter G

Gasoline Station – That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity and may also include a freestanding automatic car wash.

Granny Flat Accessory Dwelling Unit – ~~An granny flat accessory dwelling unit is a dwelling unit located in a separate structure that is accessory to a single-family dwelling as may be permitted as a conditional use in certain zoning districts within this Resolution. As long as members of the resident owner's family use the granny flat, the principal use of the property retains its single-family status. Conversion of a granny flat to a rental unit for the general public requires zoning approval for a two-family dwelling. (NOTE: TO "Section 300.01").~~

Group Residential Facility – A group residential facility, as defined by ORC 5119.34, is a community residential facility, licensed and/or approved and regulated by the State of Ohio, which provides rehabilitative services.

Gun Club (Public or Private) – Any private or public facility for the discharge of firearms operated on a fee or membership basis.

300.09 Letter H

Hazardous Wastes – ~~Means~~ Those substances which, singly or in combination, pose a significant present or potential threat or hazard to human health or to the environment, and which, singly or in combination, require special handling, processing, or disposal, because they are or may be flammable, explosive, reactive, corrosive, toxic, infectious, carcinogenic, bioconcentrative, or persistent in nature, potentially lethal, or an irritant or strong sensitizer.

Home Occupation – Home Occupation means an accessory use which is an activity, profession, occupation, service craft, or revenue-enhancing hobby which is clearly incidental and subordinate to the use of the premises as a dwelling, and is conducted entirely within the dwelling unit, or elsewhere on the premises, without any significant adverse effect upon the surrounding neighborhood. ~~See section 635 in the General Development Standards.~~

300.10 Letter I

300.11 Letter J

Junk – Means–Old scrap copper, brass, rope, rags, trash, waste, batteries, paper, rubber, junk, dismantled automobiles, equipment or parts thereof, construction salvage, mechanical salvage, iron or steel and other old or scrap ferrous or non-ferrous materials.

Junk Yard – Means–An establishment or place of business which is maintained or operated or any other land used for the purpose of storing, keeping, buying, or selling junk or for the maintenance or operation of an automobile graveyard. It shall also include scrap material, processing facilities which are located within one thousand (1,000) feet of the nearest edge of the right of way of a highway or street.

300.12 Letter K

Kennel/Animal Boarding – Any lot or premise, on which dogs, cats or other household pets are boarded, bred or exchanged for monetary compensation.

300.13 Letter L

Litter – Garbage, trash, waste, rubbish, ashes, cans, bottles, wire, paper, cartons, boxes, automobile or equipment parts, furniture, glass or anything else of an unsightly or unsanitary nature thrown, dropped, discarded, placed, or deposited by a person on public property, on private property not owned by the person, or in or on waters of the state.

Loading Dock – An unobstructed area or platform within or attached to a building or structure, usually coinciding with large openings in the building wall, which are provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, wares, materials, and merchandise. Loading docks may be configured in a single arrangement or with multiple loading docks grouped together as typically seen in large warehouse or distribution facilities.

Loading Space, Off-Street – Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

Lot – For the purposes of this Resolution, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

- a) A single lot of record;
- b) A portion of a lot of record;
- c) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

Lot Coverage – The area of a lot covered by a building or buildings, expressed as a percentage of the total lot area.

Lot, Flag – A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip connecting the main building site with the frontage street.

Lot Frontage – The uninterrupted linear or curvilinear extent of a lot measured along the street right-of-way, or property line adjacent to the street on which the lot fronts, from the intersection of one side lot line to the intersection of the other side lot line.

Lot Measurements – A lot shall be measured as follows:

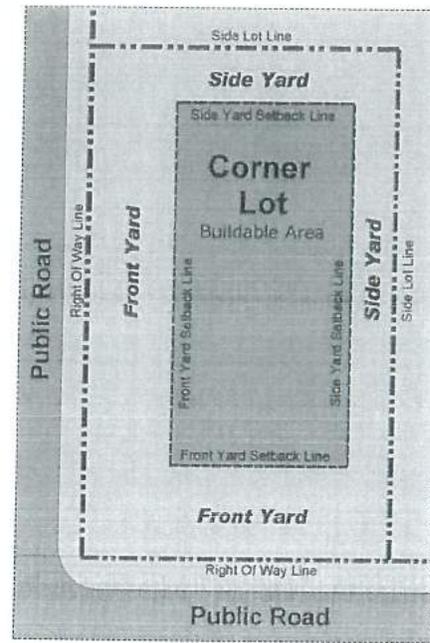
- a) The Depth of a lot shall be considered to be the average horizontal distance between the front ~~property~~lot line or street right-of-way line and the rear ~~property~~lot line.
- b) The Width of a lot shall be considered to be the horizontal distance between side ~~property~~lot lines measured at the required front ~~building~~yard setback. For pie shaped lots the width between side ~~property~~lot lines where they intersect the front ~~property~~lot line or street right-of-way line shall not be less than eighty (80) percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs or on the radius of a loop street.
- c) The Area of a lot shall be the total horizontal area within the exterior lines of the lot, exclusive of any right-of-way, usually expressed in square footage or acreage.

Lot, Minimum Area – The lot area required within each zoning district determined to be the minimum necessary to support the permitted use.

Lot of Record – A lot which is part of a subdivision recorded in the office of the ~~e~~County ~~r~~Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types – Terminology used in this Resolution with reference to corner lots, interior lots, and through lots is as follows:

- a) A corner lot is defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees. Corner ~~lots~~s shall meet the setback requirements for all roads, streets, or alleys that abut.
- b) An interior lot is a lot with only one frontage on a street.
- c) A through lot is a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- d) A through lot is a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.



300.14 Letter M

Manufactured Home – A non-self-propelled building unit or assembly of closed construction fabricated in an off-site facility, and constructed in conformance with the federal construction and safety standards established by the Secretary of Housing and Urban development (HUD) pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974, 88 Stat. 700, 42 U.S.C.A 5401, 5403 and that has a permanent label or tag permanently affixed to it as specified in 42 U.S.C.A 5415, certifying compliance with all applicable federal construction and safety standards. A manufactured home is transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis, designed to be used as a dwelling with or without permanent foundation when connected to required utilities. Calculations used to determine the number of square feet in a structure's exterior dimensions are measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. (ORC 4501.01) For the purposes of this section, chassis means a steel frame specifically designed and constructed with wheels or running gear and towing tongue installed for transportation on public streets or highways and designed without the need for a permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations; location on wheels, jacks, blocks, or other foundation, connection to utilities and the like.

Mobile Home – A building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home as defined in division (C)(4) of Section 3781.06 of the Revised Code or as an industrialized unit as defined in division (C)(3) of Section 3781.06 of the Revised Code.

Model Home – A dwelling used as a temporary showroom or display model that is used for marketing purposes by a commercial homebuilder during the sales period of a new residential development. For the purposes of this Resolution, a model home loses its status as a marketing tool after five (5) years from its opening date. Model homes may be converted to permanent residences at the end of their use as a marketing location, provided they meet all zoning and building codes for occupancy.

Motor Home / Recreational Vehicle – A vehicular portable structure that meets all of the conditions of the Ohio Revised Code Section 4501.01(Q).

Motor Vehicle – Any vehicle, including mobile homes and recreational vehicles, which is propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires. "Motor vehicle" does not include utility vehicles, motorized bicycles, road rollers, traction engines, power shovels, power cranes, and other equipment used in construction work and not designed for or employed in general highway transportation, well-drilling machinery, ditch-digging machinery, farm machinery, and trailers that are designed and used exclusively to transport a boat between a place of storage and a marina, or in and around a marina, when drawn or towed on a public road or highway for a distance of no more than ten miles and at a speed of twenty-five miles per hour or less.

Motor Vehicle, Inoperable – A car, truck, bus, van or other motor vehicle that cannot be started and moved under its own power or does not meet Ohio Revised Code requirements for operation on public streets. A vehicle that is without a valid, current registration decal and/or license, including recreational vehicle or travel trailer that is designed for travel on the public roads is also considered an inoperable vehicle.

300.15 Letter N

Non-Commercial Recreation – Any public or quasi-public related recreational use.

Non-Conforming Use – A building, structure or use of land lawfully existing at the time of enactment or amendment of this Resolution, and which does not conform to the current regulations of the district or zone in which it is situated.

Nuisance – As used herein nuisance refers to a building or property that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment. As used herein a nuisance could constitute an offensive activity on a property that reduces the property value of neighboring properties or results in a lessening of normal use and enjoyment to neighboring properties. Examples include, noise, junk, automobile storage, accumulation of rodents and/or insects or mosquitoes, rubbish, refuse, and debris. The above includes those nuisances as identified in the Ohio Revised Code Sections 505.86, 505.87, and 505.871. Additionally, "Nuisance" means any of the following:

- a) That which is defined and declared by statutes to be a nuisance;
- b) Any place in or upon which lewdness, assignation, or prostitution is conducted, permitted, continued, or exists, or any place, in or upon which lewd, indecent, lascivious, or obscene films or plate negatives, film or plate positives, films designed to be projected on a screen or exhibition films, or glass slides either in negative or positive form designed for

exhibition by projection on a screen, are photographed, manufactured, developed, screened, exhibited, or otherwise prepared or shown, and the personal property and contents used in conducting and maintaining any such place for such purpose.

c) Any room, house, building, boat, vehicle, structure, or place where beer or intoxicating liquor is manufactured or sold, bartered, possessed, or kept in violation of law and all property kept and used in maintaining the same, and all property designed for the unlawful manufacture of beer or intoxicating liquor and beer or intoxicating liquor contained in the room, house, building, boat, structure, or place, or the operation of such a room, house, building, boat, structure or place where the operation of that place substantially interferes with public decency, sobriety, peace, and good order. "Violation of law" includes, but is not limited to, sales to any person under the legal drinking age.

300.16 Letter O

Office, Corporate – An establishment primarily engaged in providing internal office administration services as opposed to customer service in a single building or a campus setting; for example, the headquarters, regional offices or the administrative offices for a corporation. Generally, the majority of the traffic generated from corporate offices comes from employees and not the general public.

Office, Freeway Oriented – An office building(s), located on a lot that borders the right-of-way of a state or federal highway, that is designed and located on the lot in such a way to maximize the visibility and/or recognition of the office structure from the highway.

Office Park – A large tract of land that is planned, developed, and operated as an integrated facility for a number of separate office buildings uses and may incorporate internal circulation, joint parking facilities, shared utility needs, and common areas, and may pay special attention to aesthetics and compatibility.

Outparcel/Outlot – An individual lot or structure located within a retail center but apart from the main structure, typically located along the right-of-way line of the public street serving the retail center, which may share driveway access, internal circulation, and/or internal parking with the retail center, and may or may not be under the same property ownership.

300.17 Letter P

Parking Space, Off-Street – For the purposes of this Resolution, an off-street parking space shall consist of an off-street space available for the parking of one motor vehicle conforming to the requirements of ~~section~~Chapter 610.

Pond – Any man-made ~~structure~~body of water, with a surface area of 150 square feet or more, in which water is impounded by ~~constructing a dam, or embankment or by excavating a pit~~excavated pit. ~~Definitions for ponds include~~A pond as defined herein shall include but not be limited to retention basins designed to permanently hold water. ~~This definition would not apply to~~but shall not include a detention basins or bio-swales designed for short-term storm water containment. ~~This would not include landscape water features less than 150 square feet.~~

Portable Pools -- Those pools which are not permanently installed; do not require water filtration circulation, and purification; do not exceed 18 inches in depth; do not exceed a water surface of 100 square feet; and do not require braces or supports.

Public Service Facility – A government regulated public buildings, power plants, substations, water treatment plants or pump stations, sewage disposal plants or pump stations, electrical, gas, water and sewerage service and other similar public service structures or facilities whether publicly or privately owned; but excluding sanitary landfills and incinerators.

Public Use – A public school, park, administrative, cultural or recreational building, excluding public service facilities.

300.18 Letter Q

Quasi-public Use – Churches, Sunday schools, parochial schools, colleges, hospitals, and other institutions of an educational, religious, charitable, philanthropic or non-profit nature.

300.19 Letter R

Refuse – Anything thrown away or rejected as worthless or useless, waste (combustible and noncombustible) trash or rubbish. “Refuse” also includes all foreign substances and pollutants in water other than liquid sewage.

Research Activities – Research, development and testing related to such fields as chemicals, pharmaceutical, medical, electrical, transportation and engineering, all of which are conducted within entirely enclosed buildings.

Residential Garden – A tract of land that is specifically used by the owner for the purpose of the outdoor cultivation of flowers, fruits, vegetables, or small plants, and is unenclosed by any structure other than a fence. Gardens are permitted in any residential or agricultural district. Garden fences are subject to the requirements of Section ~~Chapter~~ 625 of this Resolution.

Retail Business, Convenience Type – A small retail business whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area. Examples of convenience-type businesses are drug stores, food stores, cleaners and barber shops.

Retail Center (Shopping Center) – A group of retail and other commercial establishments that are planned, owned, and managed as a single property. On-site parking is provided. The center’s size and orientation are generally determined by the market characteristics of the trade area served by the center. The two main configurations of shopping centers are indoor malls and open-air strip centers.

Right-of-Way – A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn stripes, sidewalks, lighting, drainage facilities, and many include special features required by the topography or treatment such as grade separation, landscaped areas, viaducts, and bridges.

300.20 Letter S

Sanitary Landfill – Means A disposal site employing a method of disposing of solid wastes on land in a manner intended to minimize environmental hazards by spreading the solid wastes in thin layers, compacting the solid wastes to the smallest practical volume, and applying and compacting cover material daily.

Sewers, Central or Group – A public or private sewage disposal system, approved by the county, which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

Setback – See “Yard” (Rev.Amd. 12-17-2018)

Sewers, On-Site – A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Sign – A sign shall be defined as an outdoor display intended to identify or attract attention to the premises on which it is located; the businesses, organizations, or individuals conducting professional activities on the premises; or the products or services sold, distributed, produced, or repaired on the premises. Signs also include outdoor displays used by businesses, – information, ideas, and opinions to the public. The following definitions apply for signage:

- a) **Aerial** – ~~means~~ A sign of any material that is principally airborne, whether or not attached, anchored or tethered to the ground directly or indirectly.
- b) **Animated or Moving Sign** – A sign or any part thereof, which changes its physical appearance/position by any movement or rotation, or which emits a visual impression of such movement or alteration.
- c) **Changeable Copy Sign (manual)** – A sign, or portion thereof, on which characters, letters or illustrations are changed manually in the field without altering the face or surface of the sign, including without limitation, a reader board with changeable letters.
- d) **Changeable Copy Sign (mechanical or electronic)** – A sign, or portion thereof, on which characters, letters or illustrations are changed mechanically or electronically in the field without altering the face or surface of the sign, including without limitation, an electronic or mechanical message center.
- e) **Flag** – ~~means~~ Any fabric or material or bunting containing distinctive colors, patterns used as a symbol.
- f) **Flashing Lights** – Any device which contains an intermittent or flashing light source or graphics, or which projects the illusion of such by animation or any other internal or external source.
- g) **Height** – The height of signs shall be determined in accordance with ~~Section~~ Chapter 615 of this Resolution and shall conform to all applicable requirements of the underlying zoning district.
- h) **Inflatable Sign** – ~~means~~ Any sign, character or shape constructed of any material in which air or gas is inserted with the intent of vertical lift and/or horizontal spread and inflated to attract attention to a particular use or location.

- i) Joint Identification Sign – A sign intended to provide identity (by name, logo, type, graphics or other symbols) of two or more uses in a building or property.
- j) Monument/Ground Mounted Sign – A freestanding sign (permanent or temporary) placed on the ground and attached to a supporting foundation or supported between or more columns or posts and not attached to any building, but is constructed on the subject property and contains graphics directly related to the specific business(s) on that property.
- k) Pennant, Streamer, and Banner – ~~means~~ Any lightweight plastic, fabric or other material, regardless of whether it contains a message that is suspended from a rope, wire, string or similar instrument, usually in a series and designed to move in the wind.
- l) Permanent Sign – A sign attached to a building, structure, or the ground in some manner that requires a permit from the Township and which is made of materials intended for long-term use.
- m) Portable Sign – ~~means~~ A sign designed or constructed in such a manner that it is moveable and can be relocated without involving structural or support changes.
- n) Projecting Sign – A sign which is wholly or partially dependent upon the structure for support and which projects outward more than twelve (12) inches and typically where the display area is perpendicular to the wall on which it is mounted.
- o) Pylon/Pole Sign – A freestanding sign (permanent or temporary) greater than 6 feet in height supported by braces or uprights that is not attached to any building.
- p) Roof Sign – A sign mounted on the roof of a structure or which is wholly dependent upon that structure for its support and which projects above the eave line of the structure.
- q) Temporary Sign – a temporary sign means a sign set or erected on the property, which is designed to provide information for a limited period of time, not to exceed 1 year.
- r) Wall Sign – a sign or mural and all associated graphics, whether painted, drawn or fastened to a building wall, where the wall becomes the supporting structure or forms the background, which does not project outward more than twelve (12) inches and where the display area is mounted flat and parallel to the wall.
- s) Window Sign – A sign, poster, graphic, painting or other similar message or image that contains information about the purpose or use of the premises that is painted or physically affixed to the glass or is within 2 feet of the window and intended to be viewed from the exterior of the premises. This does not include an information window sign of 2 square feet or less bearing information about the business hours, accepted forms of payment and similar basic functional notices.

Solid Wastes – Means such unwanted residual solid or semisolid material as results from residential, industrial, commercial, agricultural and community operations, excluding earth or material from construction, mining or demolition operations, and slag and other substances which are harmful or inimical to public health, and includes, but is not limited to, garbage, combustible and non-combustible material, street dirt, and debris. For purposes of this definition, "material from construction operations" and "material from demolition operations" are those items affixed to the structure being constructed or demolished, such as brick,

concrete, stone, glass, wallboard, framing and finishing lumber, roofing materials, plumbing, plumbing fixtures, wiring, and insulation material.

Story – The part of a building, except a mezzanine, included between the surface of one floor and the surface of the next floor above; or if there is no floor above, then the ceiling next above. The floor of a story may have split levels provided that there shall not be more than four feet difference in elevation between the different levels of the floor. A basement shall not be counted as a story.

Structure – Anything constructed or erected, the use of which requires location on, above, or below the surface of a lot or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, manufactured homes, walls, fences and billboards. (Rev.Amd. 12-17-2018)

Structure, Accessory – A subordinate structure detached from, but located on the same lot as the principal use or structure, the use of which is incidental and accessory to that of the principal use or structure. (Rev.Amd. 12-17-2018)

Structure, Principal – A structure, or group of structures, in which is conducted the primary use of the lot on which the structure is located. As regulated in zoning districts, the principal structure contains the principally permitted use. (Rev.Amd. 12-17-2018)

300.21 Letter T

Toxic or Hazardous Material – See definition for Hazardous Wastes.

Trailer – A trailer is any vehicle with an integrated frame, either open or closed to the elements, which has or has had an axle(s) and/or wheels and/or electric brakes and/or a towing device (tongue or hitch), and is designed to be drawn by a motor vehicle.

Trailer, Travel – A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, and of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle.

Transitional Plantings – Plantings that are potted, balled, or otherwise temporarily stored for resale.

300.22 Letter U

Use – The specific activity for which land or a structure is designated, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any non-conforming use. (Rev.Amd. 12-17-2018)

Use, Accessory – A use which is located on the same lot as a principal use, subordinate to or serves the principal use, and is customarily incidental to the principal use. Except as otherwise required in the Resolution, an accessory use shall be a permitted use. (Rev.Amd. 12-17-2018)

Use, Principal – A use which is the primary use and chief activity of the lot or structure. As regulated in zoning districts, the use of a lot which is permitted within the district. This is often

referred to as the principally permitted use, or uses, within the district. (Rev.Amd. 12-17-2018)

300.23 Letter V

Variance – A variance is a modification of the Zoning Resolution where such variance will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the Resolution would result in unnecessary and undue hardship. ~~As used in the Resolution a variance is authorized only for height, area, and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of presence of non-conformities in the zoning district or uses in an adjoining zoning district.~~

Veterinary Hospital and Clinic – A place for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodation on the premises for treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

300.24 Letter W

Wall – A vertical element with a horizontal length-to-thickness ratio greater than three, used to enclose space. (Rev.Amd. 12-17-2018)

Warehouse, Wholesale and Distribution Facility – A facility which houses a business which primarily stores, sells and distributes large quantities of goods or commodities to customers throughout a regional territory.

300.25 Letter Y

Yard – A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from the general ground level of the graded lot upward; provided, accessories, ornaments, and furniture may be permitted in any yard, subject to height installations and requirements limiting obstruction of visibility.

Yard, Front Setback – A yard extending between side lot lines across the front of a lot and from the front ~~property~~lot line to the front of the principal building.

- a) In the case of through lots a front yard of the required depth shall be provided on all road frontages.
- b) In the case of corner lots, a front yard of the required depth shall be provided on both road frontages.
- c) In the case of existing flag lots, the front yard setback shall be measured from the front property line established where the lot widens to the normal required lot width.
- d) With the exception of existing flag lots, all required ~~F~~front ~~Y~~yard ~~S~~setbacks shall be measured from the ~~R~~right-of-way of the public road on which the property fronts. Where a right-of-way has not been established, the front yard setback shall be measured from the assumed right-of-way based upon the Functional Roadway Classification as defined by the County Engineer. Where no right-of-way has been established, the front setback shall be measured from the centerline of the existing road and shall include the required setback distance as established in ~~the~~this Zoning

Resolution, plus half of the distance of the assumed right-of-way as detailed in the following chart:

Fig. 300 (99) Assumed Right-of-Way Width		
Road / Street Classification	Total assumed Right-of-Way	Distance from the centerline to the assumed Right-of-Way line.
Local Road	60 feet	30 feet
Minor Collector Road	80 feet	40 feet
Major Collector Road	100 feet	50 feet
Minor Arterial Road	120 feet	60 feet

Yard, Rear Setback – A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.

Yard, Side Setback – A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

300.26 Letter Z

Zoning Certificate – A document issued by the Zoning Inspector authorizing the use of lots, structures, uses of land and structures, and the characteristic of the uses.

Chapter 400 – Adoption of the Zoning District Regulations**400.01 District Regulations Generally**

Regulations are hereby established and adopted pertaining to the use of land and/or structures and the physical development of such land and structures within each of the zoning ~~D~~istricts and as defined within Chapters 4, 5 and 6 of this Resolution. Article 4 and Article 5 of this Resolution establish and provided specific regulations for the various zoning districts. Article 6 establishes general development standards that shall apply within all zoning districts.

Chapter 405 – ~~Application~~ Interpretation of Regulations**405.001 Interpretation of Regulations Generally**

The standard regulations set forth in ~~Chapter~~Article 4 and ~~Chapter~~Article 5 of this Resolution shall be interpreted and enforced as follows:as provided for in this Chapter.

405.01 Identification of Uses

Uses are listed by their customary name or identification, except where they are specifically defined or limited in this Resolution.

When a listed use has a number preceding the name, said number shall indicate the designation provided by the North American Industry Classification System (NAICS), U.S. Department of Commerce, United States Census Bureau, 2012 edition. The NAICS is a 2 through 6 digit hierarchical classification system where each digit in the code is part of a series of progressively narrower categories. In this system the first two digits indicate the economic sector, the third digit indicates the subsector, the fourth digit indicates the industry group, the fifth digit indicates the NAICS industry title, and the sixth digit indicates the national industry title. Where such numbers are listed in this Resolution the following shall apply:

1. Numbers listed by sector and subsector only (2 or 3 digit numbers) shall be deemed to include all industry groups and industry titles (fourth, fifth and sixth digits) listed within the sector and subsector unless those groups and titles are specifically excepted within this Resolution.
2. Numbers listed with industry group, and industry titles (4 and 5 digit numbers) shall include all activities listed under the industry code other than those specifically excepted by this Resolution.

The full text of the listings in the 2012 North American Industry Classification System (NAICS) shall be a part of the definition of the uses listed in this Resolution and is hereby adopted as a part of this Resolution.

405.02 Powers and Duties of the Zoning Commission

Only a use designated as a permitted use shall be allowed as matter of right in any zoning district and any use not so designated shall be prohibited.

405.03 Accessory Uses and Structures

An Accessory Use or Structure is a use or structure which is clearly subordinate to the principal use as defined in ~~Section~~Chapter 300 of this Resolution. Accessory uses or structures may be allowed only in accordance with the specific district regulations and the requirements of ~~section~~Chapter 645 of this Resolution.

405.04 Conditional Uses

A use designated as a Conditional Use may, if approved by the Board of Zoning Appeals, be permitted in the zoning district where the designation occurs. The approval of a Conditional Use shall be subject to the requirements of ~~Section~~Chapter 240 of this Resolution and to the additional development standards outlined in each zoning district.

405.05 Development Standards

The development standards as set forth in this Resolution shall be the minimum allowed for uses permitted in a zoning district. If the development standards are in conflict with the requirements of any lawfully adopted rules, regulations, or laws, the more restrictive or higher standard shall govern.

Chapter 410 - Zoning Districts Established

410.001 Zoning Districts Established

The following zoning districts are hereby established for Jerome Township, Union County Ohio:

- | | |
|---------------|---|
| 410.01 | Agricultural Zoning Districts |
| AG – | Agricultural District |
| 410.02 | Residential Zoning Districts |
| RU – | Rural Residential District |
| LDR – | Low Density Residential District |
| MDR – | Medium Density Residential District |
| 410.03 | Office and Industrial Zoning Districts |
| ORM – | Office / Research / Medical District |
| COM – | Commerce District |
| 410.04 | Commercial Zoning Districts |
| LR – | Local Retail District |
| RR – | Regional Retail District |
| 410.05 | Recreation Districts |
| SRE – | Special Recreation District |
| 410.06 | Special Zoning Districts |
| PD – | Planned Development District |
| OS – | Open Space District |

Chapter 415 - Official Zoning Map

415.001 Official Zoning Map Adopted

The districts and their boundary lines are indicated upon a map entitled "Zoning Districts-Map of Jerome Township, Union County, Ohio", hereinafter called the "Official Zoning Map", which is hereby made a part of this Resolution. The Official Zoning Map, together with all notations,

references, and other matters shown thereon, are hereby declared a part of this Resolution. The Official Zoning Map shall be held and maintained in the Office of Zoning Inspector for Jerome Township and shall be identified by the signature of the Chairman of the Board of Township Trustees and attested by the Clerk/Fiscal Officer.

415.01 Rules for Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Official Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated approximately following the center lines of streets or highways, street lines or highway right-of-way lines, such as center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
3. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines of right-of-way lines of highways, such district boundaries shall be construed parallel thereto and at such distance as indicated on the Official Zoning Map. If no such distance is given, the dimension shall be determined by the use of the scale shown on said Official Zoning Map.
4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad lines.
5. Where the boundary of a district follows a stream or other body of water, the centerline of the body of water shall be deemed to be the boundary of the zoning district unless otherwise indicated.
6. Where the boundary of a district follows a metes and bounds description approved as a part of a rezoning or annexation of any territory, said metes and bounds description shall have control over all of the foregoing.
7. Questions concerning the exact location of district boundary lines shall be determined by the Zoning Inspector, subject to the owners' right of appeal to the Board of Zoning Appeals as provided herein.

415.02 Vacation of Public Ways

Whenever any street or public right-of-way is vacated by official action of the County Commissioners or other public authority, the zoning districts adjoining each side of the street or public right-of-way shall be automatically extended to the center of such vacations and all area included in the vacation shall thereafter be subject to all regulations of the extended Districts.

415.03 Replacement of Official Zoning Map

In the event that for some reason the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret, the Board of Township Trustees may by resolution adopt a new map which shall supersede the prior map. The new map may correct errors in the prior map, but no such correction shall have the effect of amending the original map or any subsequent amendment thereof. The new map shall be identified by the signature of the Chairman of the Board of Township Trustees, attested to by the Fiscal Officer, and bearing the following words: This is to certify that this Official Zoning Map supersedes and replaces the Official

Zoning Map adopted (date) as part of the Zoning Resolution Jerome Township, Union County, Ohio.

Chapter 420 – Agricultural District (AG)

420.001 Agricultural District Generally

The purpose and intent of the Agricultural District (AG) is to; encourage the continuance of agricultural uses, protect prime farmland and agricultural soils, protect the rights of farmers, preserve rural character, and provide for land which is suitable to be used for agriculture as defined in the ~~Jerome Township Comprehensive Plan~~. Residential land use in the AG District is related to dwellings owned by the persons farming the property. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable county health regulations.

420.01 Agricultural Uses Defined

"Agricultural Use" is as defined in the Ohio Revised Code Section 519.01, as may be amended, includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

420.02 Permitted Uses

Within the AG District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. Agricultural uses, along with buildings and structures incidental to carrying out the agricultural uses, and / or no more than one single-family detached dwelling per lot.
2. Limited Home Occupation subject to the requirements of ~~Section~~Chapter 635 of this Resolution.
3. 813110 - Church or other places of religious worship

420.03 Accessory Uses and Structures

Within the AG District the following accessory uses and structures, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses, and swimming pools subject to the requirements of ~~section~~Chapter 645 of this Resolution.

420.04 Conditional Uses

The following uses may be permitted as ~~C~~conditional Uses in the AG District by the Board of Zoning Appeals in accordance with the requirements of ~~Section~~Chapter 240 of this Resolution and subject to the development standards for such uses as established herein:

1. Agritourism businesses primarily engaged in providing a farming experience for customers.
2. 423820 – Farm Machinery and Equipment Merchant Wholesalers
3. 444220 – Farm Supply Stores
4. 444220 – Feed Stores (except pet)

5. 541940 – Livestock Veterinary Services
6. 721191 – Bed-and-Breakfast Inns
7. 812910 – Pet Care Services (except Veterinary)
8. Expanded Home Occupations subject to the requirements of sectionChapter 635 of this Resolution.
9. Accessory dwelling units apartment subject to the requirements of sectionChapter 645 of this Resolution.
10. Small wind projects (less than 5 mw) subject to the requirements of sectionChapter 650 of this Resolution.
11. Private landing fields for private or agricultural aircraft use.
12. Surface mining activities

420.05 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the AG District:

1. Minimum Lot Size

The minimum lot size for parcels in the AG District shall be 5 acres.

2. Minimum Lot Frontage/Width

Lots in the AG District shall have a minimum width of 300 feet of continuous frontage as defined in Chapter 300 of this Resolution.

3. Flag Lots

Flag lots are permitted within the AG District provided that some portion of the lot meets the minimum continuous frontage requirements stated above the minimum lot width is maintained.

4. Front Yard Setbacks

All front yard setbacks, as defined in SectionChapter 300, shall be measured from the right-of-way line of the dedicated public road. Front yard setbacks for the AG District shall be as follows:

- a) **Type 'A'** – The setback for Farm Markets shall be a minimum of 15 feet as defined in sectionChapter 605.
- b) **Type 'B'** –The setback for single-family dwellings shall be a minimum of 50 feet.

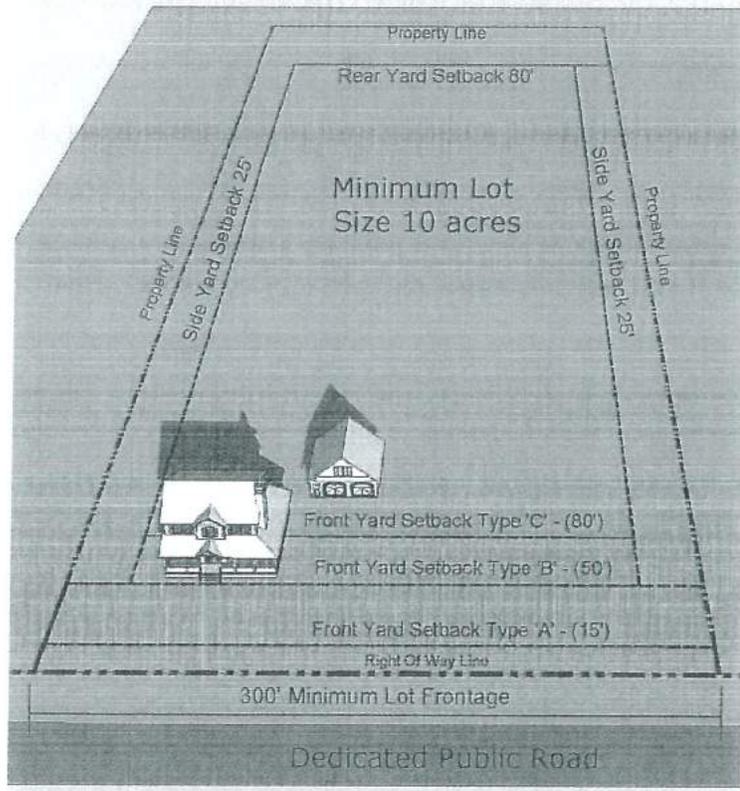


Figure 420.01: Lot size and setback diagram for the AG

- c) **Type 'C'** – The setback for all other buildings or structures, with the exception of agricultural buildings, supporting a permitted, conditional, or accessory use of the property shall be 80 feet.

5. Side Yard Setbacks – The minimum side yard setback for buildings and structures in the AG District shall be 25 feet.

6. Rear Yard Setbacks

The minimum rear yard setback for buildings and structures in the AG District shall be 80 feet.

7. Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas

- a) Driveways and parking areas for any residential use or any other permitted, accessory, or approved conditional use shall not be permitted within any side or rear yard setback within the AG District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the AG District.
- b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety. (Rev.Amd. 12-17-2019)

420.06 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and accessory uses and structures within the AG District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See ~~Section~~Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – Single-family dwellings in the AG District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 300.

2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in ~~Section~~Chapter 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See ~~Section~~Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – The maximum building height for single-family dwellings in the AG District shall be 35 feet.
- c) All other permitted uses and approved Conditional Uses – The maximum building height for all other permitted uses and approved conditional uses shall be 35 feet.

3. Residential Building Standards

The following standards shall apply to all single-family dwellings within the AG District:

- a) Mobile Homes, Travel Trailers, or Park Trailers – The use as a residence of a mobile home, travel trailer, or park trailer, as defined by ORC 4501.01, is prohibited within the AG District.
- b) Manufactured Home – The use of a permanently sited manufactured home, as defined by ORC 3781.06, is permitted within the AG District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

420.07 Conditional Use Standards

The following additional development standards shall apply to Conditional Use s approved within the AG District.

1. Veterinary Services and Pet Care

Veterinary Services and Pet Care services approved as a Conditional Use in the AG District shall comply with the following standards:

- a) The owner shall provide a Certificate of Approval from the County Board of Health for the proposed method of water supply and sanitary waste disposal.
- b) Parking – Parking for vet services and pet care businesses in the Agricultural District shall be either paved or gravel and shall be designed in accordance with ~~section~~Chapter 610. Spaces shall be provided as indicated below:
 - (i) Pet care services – 1 parking space per each 400 square feet of floor area of principal structure
 - (ii) Livestock Veterinary services – 5 parking spaces per each Veterinarian at the facility
- c) Outdoor Boarding Areas – All outdoor boarding areas associated with a pet care business shall be located to the rear of the principal structure and shall be screened from view on all sides by a continuous fence and evergreen planting meeting the requirements of ~~section~~Chapter 625. Outdoor boarding areas shall be a minimum of 500 feet away from the nearest adjacent residential building.
- d) Livestock and pet containment areas – All animals being held or observed outdoors shall be fully contained on the property by a fence designed specifically for keeping such animals secure and preventing animals from wandering onto adjacent properties or the public right of way. Such fences shall meet all minimum setback requirements.

2. Farm Supply / Feed Store / Farm Equipment Dealer

Farm supply stores, feed stores, and farm equipment dealers approved as a Conditional Use in the AG District shall comply with the following standards:

- a) The owner shall provide a Certificate of Approval from the ~~Union-County~~ Board of Health for the proposed method of water supply and sanitary waste disposal.

- b) Parking –parking for these uses shall be provided at a rate of 1 space per 200 square feet of floor area. Parking shall be paved and constructed in accordance with ~~section~~Chapter 610 of this Resolution and shall be set back from the right of way a minimum of 50 feet.
- c) The following standards apply to the outdoor sales and outdoor storage of goods or equipment:
 - (i) The outdoor display or storage of goods or equipment shall not be permitted in the front of any business / structure in the agricultural District.
 - (ii) The outdoor storage and display areas shall meet all side and rear yard setbacks for the District.
 - (iii) The outdoor storage and display areas shall be screened from view on all sides by either fencing or a continuous evergreen buffer, similar to Buffer Type 'C', meeting the requirements of ~~Section~~Chapter 625. Such fence shall meet all side and rear yard setback requirements for the AG District.
 - (iv) The outdoor storage and display areas shall not exceed 150 percent of the area of the principal store or structure.
- d) Loading, delivery, and service areas shall be located to the side or rear of the building and shall be screened from view from all public roads.
- e) Signage – Farm supply stores, feed store and equipment dealers approved in the AG District shall be permitted one sign to advertise the business. Such sign shall not exceed 15 square feet per each side or 5 feet in height and shall be set back a minimum of 15 feet from the right of way and shall comply with ~~Section~~Chapter 615 of this Resolution.

3. Private Landing Fields for Aircraft Use

Private landing fields approved as a Conditional Use in the AG District shall comply with the following standards:

- a) The applicant shall demonstrate that the design and location of the facility meets all applicable requirements of the Federal Aviation Administration, The Ohio Department of Transportation (ODOT), Division of Aviation, and Union County.
- b) The applicant shall provide proof to the township that all applicable air rights have been secured for all runway paths.
- c) The location of buildings, hangars, and all other structures shall meet the minimum setback requirements established for the district.
- d) All airplanes shall be stored in hangars or garages.
- e) The Private landing field shall be used for a maximum of 2 planes or helicopters owned by the owner of the property only.
- f) The location of all off-street parking & loading shall be approved by the Board of Zoning Appeals.
- g) The facility shall have water and wastewater facilities that meet the requirements of Union County and the Ohio EPA.
- h) The facility shall be placed a minimum of 500 feet from any existing dwelling or residential district.

420.08 Conditional Use Permits for Surface Mining Activities

Surface mining activities for the purposes of mineral aggregate extraction that are approved as a Conditional Use in the AG District shall be subject to the requirements in ~~Section~~Chapter 240 of this Resolution and in conformance with Ohio Revised Code Sections

1514.02 and 519.141. A copy of the surface mining permit application required by Ohio Revised Code Section 1514.01(A) and any amendments thereto proposed by the state or applicant shall be provided in addition to a site plan for the surface mining operation. In addition the following shall apply to all operations covered under this ~~section~~Chapter:

1. Surface Mining Activities – Additional Regulations

In addition to the requirements stipulated in Ohio Revised Code Section 1514.01(A), the following regulations shall apply to all surface mining activities for the purposes of mineral aggregate extraction covered under this ~~Section~~Chapter:

- a) Setbacks – The setbacks for all mining operations, structures related to such operations, and the parking and storage of equipment related to such operations shall be as follows:
 - (i) Minimum Front Yard Setback – 200 feet
 - (ii) Minimum Side Yard Setback – 75 feet
 - (iii) Minimum Rear Yard Setback – 75 feet
- b) Noise – All blasting and quarrying operations (except loading) shall be limited between the hours of 7 o'clock a.m. and 7 o'clock p.m. except in emergencies.
- c) Air Pollution – Control measures shall be implemented on a continuing basis, during times of operation, to control dust on entrance roadways, in equipment operation and throughout the mining site. The Zoning Inspector may require additional control measures during periods of high wind or very dry weather.
- d) Screening from Residential Uses, Industrial Parkway, US Highway 42 and US Highway 33 – Any mining operation or parking and storage area for mining equipment visible to adjacent residential lots or uses, Industrial Parkway, State Route US Highway 42, and/or State Route US Highway 33 shall be entirely screened from view through the use of one of the following:
 - (i) A combination of a continuous 5 foot high earthen mound and completely opaque masonry walls or fences, in accordance with ~~section~~Chapter 625 of this Resolution and deciduous shade trees planted at a maximum of 40' on center similar to Buffer Type 'A' shown in Appendix 1. Said walls or fences shall be a minimum of 8 feet in height and not exceed 12 feet in height, as measured from the top of mound to the top of wall.
 - (ii) A combination of a continuous 5 foot high earthen mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the mining operation and equipment within 3 years of the time of planting similar to Buffer Type 'B' shown in Appendix 1.
- e) Transportation
 - (i) Points of ingress and egress associated with extraction and/or processing sites shall be located as approved by the County Engineer or the Ohio Department of Transportation as appropriate.
 - (ii) The applicant shall include with his submittal a map describing the proposed major access roads to be utilized for ingress and egress for the extraction operation.
- f) Surface Water
 - (i) The hydrographs and quality of water leaving the site of an extraction activity meet the Ohio EPA standards.
 - (ii) During mining and reclamation, drainage shall be controlled so as to prevent the causing of flooding, landslides and flood hazards to adjoining lands resulting from

the mining operations. Upon completion of mining, ponds shall be left in such condition as to avoid their constituting a hazard to adjoining lands.

g) Groundwater

- (i) During mining and reclamation, contamination of underground water supplies shall be prevented. Backfilling or grading of any nature up to a level of 10 feet above the water level shall be accomplished with materials approved by the Zoning Inspector and the Ohio Environmental Protection Agency. Materials contaminating to groundwater shall not be used for filling or grading at any time. Upon completion of reclamation, any lake or pond located within the site boundaries shall be of quality equal to that existing for groundwater on adjacent property.
- (ii) The storage of fuels and chemical and equipment services facilities required by uses permitted in Section 420.08 shall be located where they are least likely to contaminate groundwater as determined by the Zoning Inspector.

h) Vibration and Blasting

- (i) The operation of stationary and mobile equipment shall not cause vibration in excess of that permitted by applicable federal and state law.
- (ii) Blasting shall be done in accordance with the applicable laws of the State of Ohio and shall be carried out by persons certified to be knowledgeable and competent in the sizing and placing of the explosive to be used for blasting.
- (iii) When the blasting area is within one thousand (1,000) feet of an existing residential structure the maximum hours of blasting operation shall be 7:00 a.m. to 7:00 p.m.

i) Slope Stability

- (i) The sides of excavation sites shall be set back a minimum of 50 feet from the property line with a sufficient slope of excavation to insure the lateral support of surrounding property with the following provisions:
 - A) The reclaimed sides of excavation sites shall be set back a minimum of 50 feet from the right-of-way of all public streets or roads.
- (ii) Final slopes shall be graded, contoured or terraced, wherever needed, sufficient to achieve soil stability and control landslides, erosion and sedimentation. High walls will be permitted if they are compatible with the future uses specified in the site plan and measures taken to insure public safety. Where ponds, impoundments, or other resulting bodies of water are intended for recreational use, banks and slopes shall be established that will assure safe access to such bodies of water. Where such bodies of water are not intended for recreation, measure to insure public safety shall be included and one egress provided.

j) Soil Erosion Sedimentation Control

- (i) The area of land affected shall be re-soiled, wherever needed, with topsoil or suitable subsoil, fertilizer, lime or soil amendments, as appropriate, in sufficient quantity and depth to raise and maintain a diverse growth of vegetation adequate to bind the soil and control soil erosion and sedimentation.
- (ii) A diverse vegetative cover of grass and legumes or trees, grasses and legumes capable of self-regeneration and plant succession wherever required by the site plan shall be established.

k) Other Requirements

- (i) Government boundary, section corner and other government survey monuments that were removed by the operator as a result of the mining shall be replaced where practical.

- (ii) Mining and reclamation shall be carried out in the sequence and manner set forth in the site plan and reclamation measure shall be performed in a timely manner. All reclamation of an area of land affected shall be completed no later than three years following the active mining of such area, unless a showing satisfactory to the ~~Zoning-Board~~ of Zoning Appeals is made that the future use of such area requires a longer period for completing reclamation.
- (iii) During mining, store topsoil or fill in quantities sufficient to complete the backfilling, grading, contouring, terracing and re-soiling that is specified in the plan. Stabilize the slopes of and plant each soil bank to control soil erosion and sedimentation.

2. Application for a Conditional Use Permit for Surface Mining Activities

In addition to the application requirements for ~~C~~conditional ~~U~~se ~~P~~ermits established under ~~section~~Chapter 240 of this Resolution, applications for a ~~C~~conditional ~~U~~se ~~P~~ermit for surface mining activities for the purposes of mineral aggregate extraction shall be accompanied by site plans and text providing the following information:

- a) The location, true shape, topography, contours, dimensions, area and description of the lands proposed as a new area of mineral aggregate extraction or the area proposed for expansion of an existing area of aggregate extraction;
- b) The use of all land and the location and use of all buildings and structures lying within a distance of five hundred (500) feet of any of the boundaries of the lands set aside for the purposes of the operation;
- c) The pattern, quality and estimated quantity of the mineral aggregate resources within the property;
- d) The location, height, dimensions and use of all existing or proposed buildings or structures;
- e) Existing and anticipated final grades of excavation;
- f) Engineering plans showing the proposed drainage system;
- g) Proposed entrances, exits and routes to be used by gravel trucks except as provided in Section 519.141 (C) of the Ohio Revised Code;
- h) To the extent possible, plans showing the ultimate area of aggregate extraction, progressive and ultimate road plan, any water diversion or storage facilities, location of stockpiles for stripping and products, tree screening and mounding, progressing and ultimate rehabilitation of the site, and where possible, intended use and ownership of the land after aggregate extraction has ceased;
- i) The extent of adjacent property holdings intended for future mineral aggregate extraction;
- j) Additional information such as hydrology, wildlife, vegetation or soil studies which may be required due to special concerns related to a specific site; and any other information as deemed necessary by the ~~Township~~Board.

Chapter 425 – Rural Residential District (RU)

425.001 Rural Residential District Generally

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the ~~Jerome Township Comprehensive Plan~~. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable ~~County Health Regulations~~regulations of the County Health Department. This District supersedes the U-1 Rural zoning-District in existence prior to the enactment of this Resolution.

425.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot.
2. Limited Home Occupation subject to requirements of Chapter 635 of this Resolution.
3. The use of land for conservation, preservation, or wetland restoration.
4. 6111 – Elementary and Secondary schools
5. 813110 – Church or other places of religious worship
6. 922160 – Fire Protection Services
7. Parks, Playgrounds and Playfields

425.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Chapter 645 of this Resolution.

425.03 Conditional Uses

The following uses may be permitted as ~~C~~conditional Uses in the RR District by the Board of Zoning Appeals in accordance with the requirements of ~~section~~Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 721191 – Bed-and-Breakfast Inns
2. 921140 – Executive and Legislative Offices
3. Telecommunications towers subject to the requirements of ~~section~~Chapter 655 of this Resolution
4. Expanded Home Occupations subject to the requirements of ~~section~~Chapter 635 of this Resolution.
5. Accessory dwelling units apartment subject to the requirements of ~~section~~Chapter 645 of this Resolution.
6. Small wind projects (less than 5 mw) subject to the requirements of ~~section~~Chapter 650 of this Resolution.

425.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the RU District:

1. Minimum Lot Size

The minimum lot size for parcels in the RU District shall be 1.5 acres or as required by the ~~Union-County~~ Board of Health for the provision of on-site water and sanitary systems. In

addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the RU District and this Resolution. (Rev.Amd. 8-17-2015)

2. Minimum Lot Frontage Width

Lots in the RU District shall have a minimum 150-foot of continuous frontage as defined in Chapter 300 of this Resolution width of 150 feet. (Rev.Amd. 8-17-2015)

3. Flag Lots

Flag lots, having an access strip less than the minimum width of 150 feet, are not permitted within the RU District. In addition to the lot width requirement above, flag lots shall have a minimum frontage of 150. (Rev.Amd. 8-17-2015)

4. Front Yard Setbacks

All front yard setbacks, as defined in Section Chapter 300, shall be measured from the right-of-way line of the dedicated public road. Such setbacks for the RU District shall be as follows:

- a) **Type 'A'** – The setback for Farm Markets shall be a minimum of 15 feet as determined by section Chapter 605 of this Resolution.
- b) **Type 'B'** – The setback for single-family dwellings shall be a minimum of 50 feet.
- c) **Type 'C'** – The setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the property shall be 75 feet.

5. Side Yard Setbacks

The minimum side yard setback for all buildings and structures in the RU District shall be 20 feet.

6. Rear Yard Setbacks

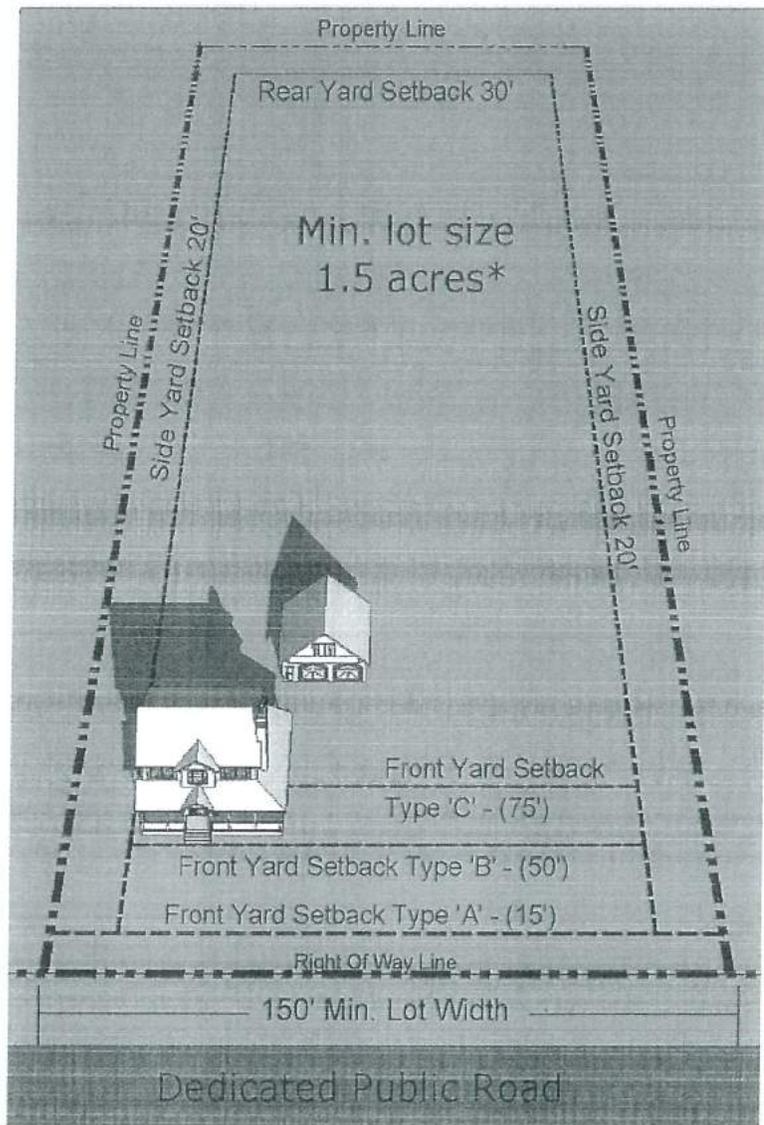


Figure 425.01: Lot size and setback diagram for the RU District

The minimum rear yard setback for all buildings and structures in the RU District shall be 30 feet.

7. Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas

- a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the RU District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the RU District.
- b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety. (Rev.Amd. 12-17-2019)

425.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the RU District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See ~~Section~~Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – Single-family dwellings in the RU District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 300.

2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in Chapter 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See ~~Section~~Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – The maximum building height for single-family dwellings in the RU District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved ~~C~~conditional Uses shall be 35 feet.

3. Residential Building Standards

The following standards apply to all single-family dwellings within the RU District:

- a) Mobile Homes, Travel Trailers, or Park Trailers – The use as a residence of a mobile home, travel trailer, or park trailer, as defined by ORC 4501.01, is prohibited within the RU District.
- b) Manufactured Home – The use of a permanently sited manufactured home, as defined by ORC 3781.06, is permitted within the RU District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

Chapter 430 – Low Density Residential District (LDR)

430.001 Low Density Residential District Generally

The purpose and intent of the Low Density Residential District (LDR) is to provide areas for larger lot, lower density residential uses and/or estate lots that may or may not have access to centralized sewer services as outlined in the Comprehensive Plan. The Low Density Residential District will provide a transition between agricultural and rural residential uses, and more urbanized areas. This District supersedes the R-1 Low Density Residential District in existence prior to the enactment of this Resolution.

430.01 Permitted uses

Within the LDR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot.
2. Limited Home Occupations subject to the requirements of ~~section~~Chapter 635 of this Resolution.
3. 6111 – Elementary and Secondary Schools
4. 813110 – Church or other places of religious worship
5. 922160 – Fire Protection Services
6. Community and public parks, playgrounds and sports fields

430.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of ~~section~~Chapter 645 of this Resolution.

430.03 Conditional Uses

The following uses may be permitted as ~~C~~conditional Uses in the LDR District by the Board of Zoning Appeals in accordance with the requirements of ~~Section~~Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 921140 – Executive and Legislative Offices
2. Telecommunications towers subject to the requirements of ~~Section~~Chapter 655 of this Resolution.
3. Expanded Home Occupation subject to the requirements of ~~Section~~Chapter 635 of this Resolution.
4. Accessory dwelling units ~~apartment~~ subject to the requirements of ~~Section~~Chapter 645 of this Resolution.
5. Small wind projects (less than 5 mw) subject to the requirements of ~~Section~~Chapter 650 of this Resolution.

430.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the LDR District:

1. Minimum Lot Size

The minimum lot size for parcels having access to public sewer and water services shall be one half (1/2) acre. Without access to public sewer and water the minimum lot size shall be 1.5 acres, or such larger size as determined necessary by the ~~Union~~-County Health

Department. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the LDR District and this Resolution.

2. Minimum Lot Frontage Width

All lots in the LDR District shall provide a minimum of 120 feet of continuous frontage as defined in Chapter 3 of this Resolution. Lot frontage on a curved road or a cul-de-sac may be reduced to 80 feet provided that a minimum width of 120 feet shall be maintained at the front yard setback line. All lots in the LDR District shall have a minimum width of 120 feet.

3. Minimum Lot Frontage

Flag lots are not permitted within the LDR District.

4. Front Yard Setbacks

All front yard setbacks, as defined in Section Chapter 300, shall be measured from the right-of-way line of the dedicated public road. Front yard setbacks for the LDR District shall be as follows:

- a) Single-family Dwellings - The front yard setback for single-family dwellings shall be 35 feet.
- b) The front yard setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the property shall be 45 feet.

5. Side yard Setbacks

The minimum side yard setback for all buildings and structures in the LDR District shall be 20 feet.

6. Rear Yard Setbacks

The minimum rear yard setback for all buildings and structures in the LDR District shall be 30 feet.

7. Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or

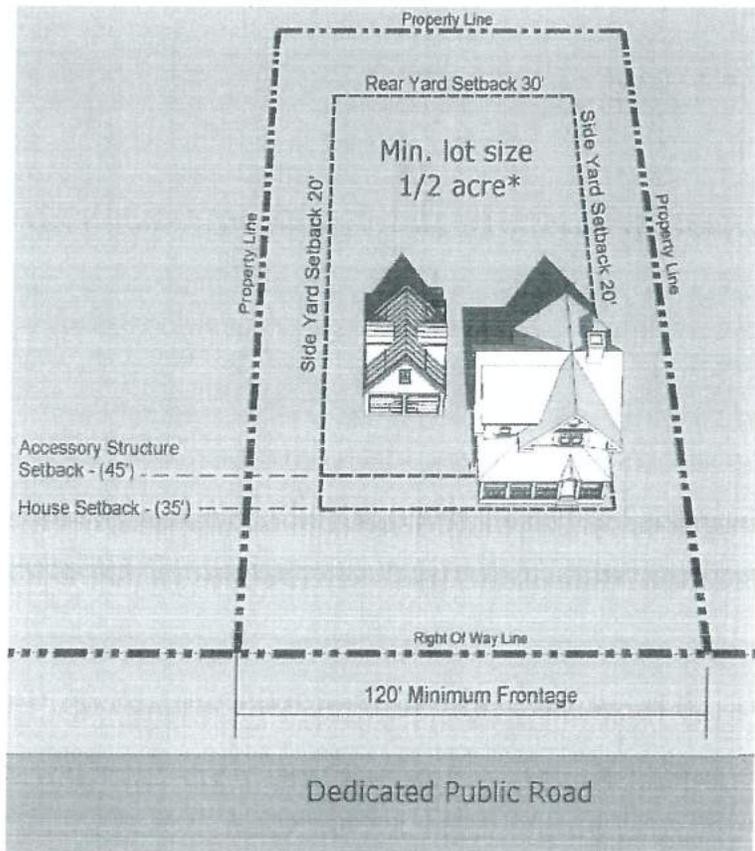


Figure 430.01: Lot size and setback diagram for the LDR District

structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas

a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the LDR District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the LDR district.

b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety. (Rev.Amd.12-17-2019)

430.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the LDR District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See SectionChapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – Single-family dwellings in the LDR District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 300.

2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in sectionChapter 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See SectionChapter for regulations concerning accessory structures.
- b) Single Family Dwellings – The maximum building height for single-family dwellings in the LDR District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted and approved conditional uses shall be 35 feet.

3. Residential Building Standards

The following standards shall apply to all single-family dwellings within the LDR District:

- a) Mobile Homes, Travel Trailers, or Park Trailers – The use of a mobile home, travel trailer, or park trailer, as defined by ORC 4501.01, is prohibited within the LDR District.
- b) Manufactured Home – The use of a permanently sited manufactured home, as defined by ORC 3781.06, is permitted within the LDR District provided that the

home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

Chapter 435 – Medium Density Residential District (MDR)

435.001 Medium Density Residential District Generally

The Purpose and intent of the Medium Density Residential District (MDR) is to provide opportunity to develop single-family residential lots at more traditional suburban densities where appropriate, as defined by the Jerome Township Comprehensive Plan. Because of the smaller lot sizes allowed these properties are required to be served by centralized sewer and water services and will provide a transition between more intense commercial uses and lower density residential or agricultural uses. This district supersedes the R-2 Medium Density Residential District in existence prior to the enactment of this Resolution.

435.01 Permitted uses

Within the MDR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot.
2. Limited Home Occupations subject to the requirements of ~~Section~~Chapter 635 of this Resolution.
3. 6111 – Elementary and Secondary Schools
4. 813110 – Church or other places of religious worship
5. 922160 – Fire Protection Services
6. Community and Public Parks, playgrounds and sports fields.

435.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of ~~section~~Chapter 645 of this Resolution.

435.03 Conditional Uses

The following uses may be permitted as ~~C~~conditional Uses in the MDR District by the Board of Zoning Appeals in accordance with the requirements of ~~Section~~Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 623110 – Nursing Care Facilities
2. 623312 – Assisted Living Facilities for the Elderly
3. 921140 – Executive and Legislative Offices
4. Telecommunications towers subject to the requirements of ~~Section~~Chapter 655 of this Resolution.
5. Expanded Home Occupation subject to the requirements of ~~Section~~Chapter 635 of this Resolution.
6. Accessory dwelling units ~~apartment~~ subject to the requirements of ~~Section~~Chapter 645 of this Resolution.

435.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the MDR District:

1. Minimum Lot Size

The minimum lot size for parcels in the MDR District shall be 12,000 Square Feet. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the MDR District and this Resolution.

2. Minimum Lot Frontage Width

All lots within the MDR District shall provide a minimum of 80 feet of continuous frontage have a width of 80 feet, as defined within Chapter 300 of this Resolution. Lot frontage on a curved road or a cul-de-sac may be reduced to a minimum of 65 feet provided that a minimum lot width of 80 feet shall be maintained at the front yard setback line. Corner lots having frontage on two public roads shall provide a minimum lot width of 90 feet.

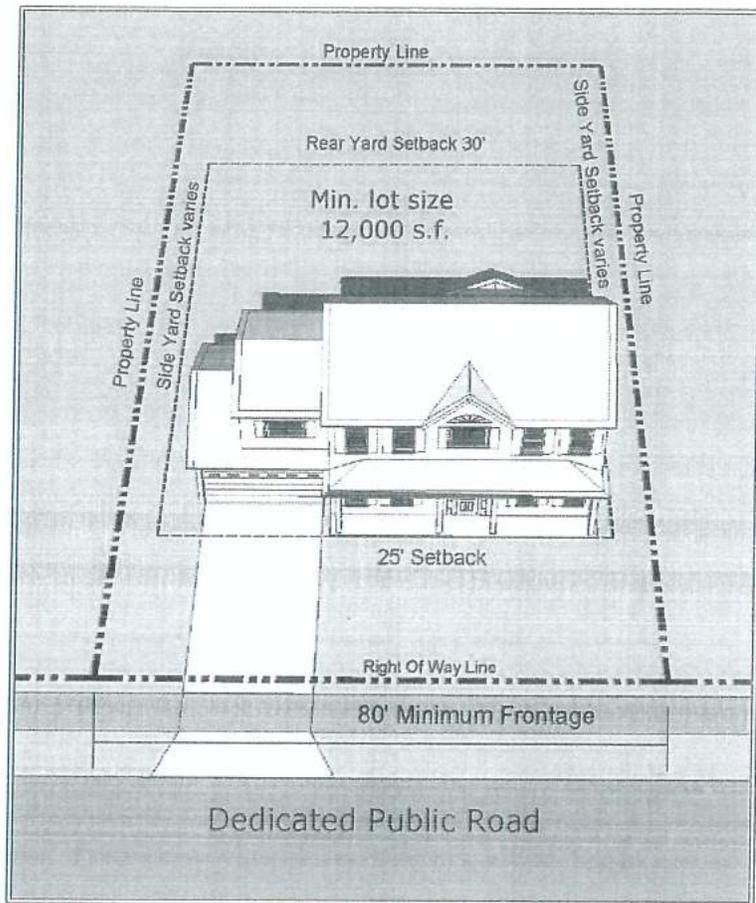


Figure 435.01: Lot size and setback diagram for the MDR District

3. Flag Lots

Flag Lots are not permitted within the MDR District.

4. Front Yard Setbacks

All front yard setbacks, as defined in Section Chapter 300, shall be measured from the right of way of the dedicated public road. The minimum front yard setback for all buildings and structures in the MDR District shall be 25 feet.

5. Side yard Setbacks

The minimum side yard setbacks for all buildings and structures in the MDR District shall be as follows:

- a) For lots having a width of less than 90 feet the minimum side yard setback shall be 6 feet.
- b) For lots having a width of 90 feet or greater, but less than 100 feet the minimum side yard setback shall be 8 feet.
- c) For lots having a width of 100 feet or greater the minimum side yard setback shall be 10 feet.

- d) For residences with side loaded garages the driveway shall be permitted to extend into the side yard a maximum of 4 feet. For residences with forward facing garages the driveway shall meet all side yard setbacks.

6. Rear Yard Setbacks

The minimum rear yard setback for all buildings and structures in the MDR District shall be 30 feet.

7. Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas

- a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the MDR District except as permitted by Section 435.04(5)(d). Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the MDR District.
- b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety.

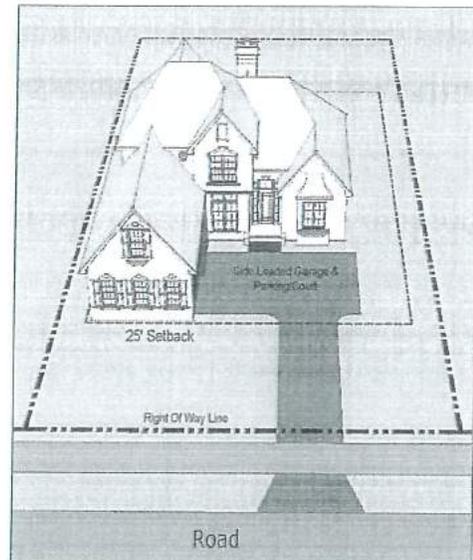


Figure 435.04: Driveway Configuration in the MDR District

435.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and accessory uses and structures within the MDR District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See ~~Section~~Chapter 645 for regulations concerning accessory structures.
- b) Single Family Dwellings – Single family dwellings in the MDR District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum

of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 300 of this Resolution.

2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in Section 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See ~~Section~~ Chapter 645 for regulations concerning accessory structures.
- b) Single Family Dwellings – The maximum building height for single family dwellings in the MDR District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved Conditional Uses shall be 35 feet.

3. Residential Building Standards

The following standards apply to all single-family dwellings within the MDR District:

- a) Mobile Homes, Travel Trailers, or Park Trailers – The use of a mobile home, travel trailer, or park trailer, as defined by ORC 4501.01, is prohibited within the MDR District.
- b) Manufactured Home – The use of a permanently sited manufactured home, as defined by ORC 3781.06, is permitted within the MDR District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.
- c) Attached Garages – The follow standards apply to all single family dwellings with attached garages.
 - (i) The face of all front-loaded garages shall be set back from the face of the principal residence a minimum of 2 feet in the case of 1 and 2 car garages. 3 car front-loaded garages are permitted on lots 90 feet and larger provided the third garage bay is set back a minimum of an additional 2 feet from the first two garage bays
 - (ii) Side-loaded garages are permitted to extend past the front of the principal residence to create a front parking court provided that the elevation of the garage facing the street is treated with windows and the garage meets the front yard setback for the District.

4. Platted Residential Subdivisions

The following standards shall apply to all new platted subdivisions having 20 or more lots within the MDR District.

- a) Architectural Diversity – In the Medium Density Residential District, a single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.
- b) Open Space – The developer of any platted subdivision within the Medium Density Residential District shall dedicate a minimum of 10% of the gross acreage of the

property to permanent open space to be used by the residents of the development.

Chapter 440 – Office/Research/Medical District (ORM)**440.001 Low Density Residential District Generally**

(a) The purpose of the Office/Research/Medical District (ORM) is to provide opportunities for higher density corporate offices or lower density professional, research and medical uses as identified by the ~~Jerome Township~~ Comprehensive Plan. These uses provide employment, economic development, and community access to professional services and are typically located in areas easily accessed by commuters and close to support type uses. This District supersedes the B-11 Professional Services District in existence prior to the enactment of this Resolution.

(b) In this District hours of operation are typically limited to normal business hours and do not include overnight operations. Developments can be planned with individual buildings on single sites, or as part of a campus development, and provide a good transition between higher intensity retail uses and residential districts. Appropriate sites include areas where access to busier streets is available, where higher density retail uses or lower density residential uses are not appropriate and access to services and restaurants is available.

440.01 Permitted Uses

Within the ORM District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 511 – Publishing Industries
2. 517 – Telecommunications
3. 518 – Data Processing, Hosting, and Related Services
4. 519 – Other Information Services
5. 522 – Credit Intermediation and Related Activities
6. 523 – Securities, Commodity Contracts, and other Financial Investments and Related Activities
7. 524 – Insurance Carriers and Related Activities
8. 525 – Funds, Trusts, and other Financial Vehicles
9. 531 – Real Estate, all with the exception of the following uses which are prohibited:
 - a) 53113 – Lessors of Mini-warehouses and Self-storage units
10. 533 – Lessors of Nonfinancial Intangible Assets
11. 54 – Professional, Scientific, and Technical Services, all with the exception of the following uses:
 - a) 54185 – Outdoor Advertising
 - b) 54186 – Direct Mail Advertising
 - c) 54187 – Advertising Material Distribution Services
 - d) 54189 – Other Services Relating to Advertising
 - e) 54192 – Photographic Services
 - f) 54194 – Veterinary Services
12. 55 – Management of Companies and Enterprises (all)
13. 5611 – Office Administrative Services
14. 5613 – Employment Services
15. 5614 – Business Support Services with the exception of
 - a) 561491 – Repossession Services
16. 561492 – Court Reporting and Stenotype Services
17. 5615 – Travel Arrangement and Reservation Services

18. 621 – Ambulatory Health Care Service, All with the exception of the following:
 - a) 62191 – Ambulance Services
19. 622 – Hospitals
20. 71132 – Promoters of Performing Arts, Sports, and Similar Events Without Facilities
21. 7114 – Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures
22. 813110 – Church or other places of religious worship
23. 8132 – Grant making and Giving Services
24. 8133 – Social Advocacy Organizations
25. 8134 – Civic and Social Organizations
26. 8139 – Business, Professional, Labor, Political, and Similar Organizations
27. 92 – Public Administration, all except for the following:
 - a) 92214 – Correctional Institutions
 - b) 92215 – Parole Offices and Probation Offices

440.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the ORM District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 51211 – Motion Picture and Video Production
2. 51219 – Postproduction Services and Other Motion Picture and Video Industries
3. 51222 – Integrated Record Production /Distribution
4. 51224 – Sound Recording Studios
5. 5151 – Radio and Television Broadcasting
6. 5152 – Cable and Other Subscription Programming
7. 54192 – Photographic Services
8. 54194 – Veterinary Services
9. 6112 – Junior Colleges
10. 6113 – Colleges, Universities and Professional Schools
11. 6114 – Business Schools and Computer and Management Training
12. 61161 – Fine Arts Schools
13. 61163 – Language Schools
14. 611691 – Exam Preparation and Tutoring
15. 6117 – Educational Support Services
16. 6241 – Individual and Family Services (non-residential facilities only)
17. 6243 – Vocational Rehabilitation Services
18. 6244 – Child Day Care Services
19. 922 – Justice, Public Order, and Safety Activities with the exception of:
 - a) 92214 – Correctional Institutions
 - b) 92215 – Parole Offices and Probation Offices

440.03 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the ORM District:

1. Minimum Lot Size

All lots and outparcelslots within the ORM District shall be a minimum of 1.5 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with

the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot Frontage Width

The minimum lot frontage width for all lots in the ORM District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the County Engineer at the time of construction. The following minimum lot frontages widths shall apply:

Fig. 440.03 Lot Width Requirements for the ORM District		
Road / Street Classification	Minimum Lot Width	
	Lots without SDA	Lots with SDA*
Cul-De-Sac or Loop	150 feet	150 feet
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access
<i>* Lots having a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced width as shown in the above table.</i>		

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 35 percent of the total area of the lot.

4. Front Yard Setbacks

All Front Yard Setbacks, as defined in section Chapter 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be those determined by the Union-County Engineer. The minimum front yard setbacks for the ORM District shall be as follows:

Fig. 440.031 Front Setback Requirements for the ORM District		
Road / Street Classification	Minimum Front Setbacks For:	
	All Buildings / Structures	Parking and Circulation
Cul-De-Sac or Loop	40 feet	20 feet
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	50 feet	30 feet
Minor Arterial Road	60 feet	40 feet
Major Arterial Road	n/a	n/a

5. Side yard Setbacks

The side yard setbacks in the ORM District shall be as follows:

- a) When any lot in the ORM District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 100 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service areas.
 - (iii) 50 feet for all buildings and structures.
- b) For all other lots in the ORM District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the ORM District shall be as follows:

- a) When any lot in the ORM District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 100 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 50 feet for all buildings, structures, loading, delivery, and service areas.
- b) For all other lots in the ORM District the minimum rear yard setbacks shall be 20' for all buildings, structures, parking, vehicular circulation and loading, delivery, and service areas.

440.04 Building and Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the ORM District:

1. Building Construction

All uses within the ORM District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with

conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the ORM District shall be 50 feet, measured as defined in Section ~~Chapter~~ 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the ORM District:

- a) Main Entries – All buildings within the ORM District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. In an office park, where more than one building are served by an internal roadway network, the main entry of individual buildings are permitted to front the interior circulation drive. The main entrance of each building, or to individual tenants of a multi-tenant building, shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the ORM District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, landscaping, or a combination of the above. For any use where the side or rear of a building is visible to US 33, US 42, or Industrial Parkway those elevations visible shall be treated in a similar fashion to the main façade and shall not appear as an obvious side or rear elevation.
- c) Loading Docks and Loading Areas – Loading Docks and loading areas shall not be permitted on the side of the building that faces the public right-of-way. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building.
- d) Building Materials – Buildings in the ORM District shall be designed and constructed using similar exterior materials on all four sides of the building.
- e) Roofs – Sloped, mansard, and flat roof systems shall be permitted in the ORM district with the following requirements:
 - (i) Flat roof systems shall be selected by the architect or builder to minimize maintenance concerns and for longevity of service.
- f) Rooftop Mechanical Equipment – To minimize the visual impact on adjacent uses and roadways, rooftop mechanical equipment shall be screened from view on all sides through the use of parapet walls, mansard roofs or special enclosures designed to be

harmonious with the building. Simple fence enclosures are not permitted on building roofs for any purpose. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system. The following exceptions apply to the screening of rooftop mechanical equipment:

- (i) Wind turbines and solar panels specifically designed for rooftop use may be excluded from the screening requirements provided the owner can demonstrate that the screening of the proposed equipment will interfere with the intended operation or efficiency of the equipment.

440.05 Loading, Delivery, and Service Areas

Loading, delivery, and service areas within the ORM District shall meet the following standards:

1. Outdoor Storage

With the exception of emergency power generation equipment and heating/cooling equipment, the outdoor storage of materials or equipment shall be prohibited in the ORM District.

2. Screening

All loading, delivery, and service areas in the ORM District shall be screened from view in accordance with the following standards:

- a) Buffering from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by a combination of a 2’ mound and the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use similar to Buffer Type ‘F’ in Appendix 1. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of Chapter 625 and do not contain any advertising.
- b) Screening from Adjacent Residential Uses, Industrial Parkway, US Highway 42, and US Highway 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, US Highway 42, and US Highway 33 shall be entirely screened from view through the use of one of the following:
 - (i) A combination of a 2’ mound and completely opaque walls or fences, in accordance with ~~section~~Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height similar to Buffer Type ‘A’ in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a 3’ mound and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting similar to Buffer Type ‘E’ in Appendix 1.
 - (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting similar to Buffer Type ‘B’ in Appendix 1.

- (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – Within the ORM District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of sectionChapter 625.
- d) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with sectionChapter 620 of this Resolution.

440.06 Off-Street Parking

Off-street parking for all uses in the ORM District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of sectionChapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the ORM District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in sectionChapter 610.

2. Parking Lot Landscaping

All uses in the ORM District shall provide parking lot landscaping in accordance with sectionChapter 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 Shade Tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade Trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily, and shall be a minimum of two inches in caliper at the time of installation.

440.07 Landscaping

All uses within the ORM District shall be landscaped in accordance with sectionChapter 620 of this Resolution.

440.08 Signage

Signs identifying or advertising uses within the ORM District shall be in strict compliance with Chapter 615 of this Resolution and with the following standards:

1. Number and Type of Signs Permitted in the ORM District

For all uses and lots within the ORM District the total amount of signage permitted shall be as follows:

- a) Single Uses on Individual Lots – Single uses on individual parcels shall be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on both public rights-of-way shall be permitted either one monument sign or one wall sign along each right-or-way.
- b) Office Park – Office parks having more than one building constructed along an interior roadway shall be permitted one ground mounted monument sign advertising the name of the development at the entrance to the development and one wall mounted sign at

each building with the address of the building and the individual building tenant. Wall mounted signs for individual tenants shall be oriented toward the interior roadway serving the development.

- c) Freeway Oriented Office Buildings – Corporate and professional offices, and hospitals and/or clinics located adjacent to ~~State Route~~US Highway 33, and having 2 or more stories, shall be permitted one building mounted wall sign along the ~~State Route~~US Highway 33 frontage and one ground mounted monument sign along the right-of-way which provides access to the property.

2. Monument Signs

All monument signs within the ORM District shall comply with the requirements of ~~Section~~Chapter 615 and the following standards:

- a) Height – Monument signs in the ORM District shall not exceed a total of 6 feet in height including the sign, sign base or support columns.
- b) Location – Monument signs in the ORM District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not interfere with the Clear Vision Triangle of intersections or driveways. When two monument signs are permitted in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- c) Display Area – The total display area of all signage surfaces shall not exceed 64 square feet as defined by ~~section~~Chapter 615 of this Resolution.
- d) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs within the ORM District shall comply with the requirements of ~~Section~~Chapter 615 and the following standards:

- a) Installation – Wall signs shall be installed and mounted in accordance with ~~Section~~Chapter 615.
- b) Display Area – The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 75% of the length of the side of the building to which the sign(s) is/are attached. The total display area shall not exceed 10% of the total area of the side of the building to which the sign is being attached up to a total sign area of 200 square feet. In no case shall a wall sign in the ORM District exceed 200 square feet.
- c) Location – Wall signs shall be located on or along the wall of the building which faces the public right-of-way or parking lot, and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage facing the public right-or-way and shall be a minimum of 30 feet apart.

440.09 Lighting

All exterior lighting within the ORM District shall strictly adhere to the requirements of section ~~Chapter~~ Chapter 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the ORM District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Chapter 445 – Commerce District (COM)**445.001 Commerce District Generally**

(a) The purpose and intent of the Commerce District is to provide opportunities for business uses consisting of warehouse and distribution, flex offices, commercial services, and light industry as identified in the Flex Office / Light Industrial section of the ~~Jerome Township~~ Comprehensive Plan and to provide standards for the development of such uses that protect the value of adjacent properties and promote the desired character of the area as defined by the ~~Jerome Township~~ Comprehensive Plan. This district supersedes the B-15 Wholesale and Heavy Retail District, M-1 Manufacturing District, and M-2 Heavy Manufacturing District in existence prior to the enactment of this Resolution.

(b) The uses permitted in this district are appropriate for industrial corridors and major and minor arterials where access to interchanges, well designed roads and trucking or shipping routes are available to move goods and services. Manufacturing and industrial uses in this area will be smaller, more specialized operations which are not intrusive by way of noise, dust, odor, vibration or present a danger to surrounding uses. Commerce District uses are more intense land uses that provide employment opportunities and economic development and should be buffered from residential uses.

445.01 Permitted Uses

Within the COM District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted provided that the building, aggregate of buildings, additions or alterations of buildings do not exceed a combined 50,000 square feet of a lot covered by buildings. All buildings or combination of buildings as previously mentioned equal to or exceeding 50,000 square feet maximum may be permitted as Conditional Uses in the COM District by the Board of Zoning Appeals in accordance with the requirements of ~~Section~~Chapter 240 of this Resolution and subject to the development standards for such uses as established herein:

1. 236 – Construction of buildings
2. 238 – All Specialty Trade Contractors with the exception of:
 - a) 23811 – Poured Concrete Foundation and Structure Contractors
 - b) 23812 – Structural Steel and Precast Concrete Contractors
 - c) 23891 – Site Preparation Contractors
3. 323 – Printing and Related Support Activities
4. 327215 – Glass Product Manufacturing made of purchased glass
5. 33243 – Metal Can, Box, and Other Metal Container (Light Gauge) Manufacturing
6. 3325 – Hardware Manufacturing
7. 3326 – Spring and Wire product Manufacturing

8. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
9. 3329 – Other Fabricated Metal Product Manufacturing with the exception of:
 - a) 332992 – Small Arms Ammunition Manufacturing
 - b) 332993 – Ammunition (except Small Arms) Manufacturing
 - c) 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing
10. 334 – Computer and Electronic Product Manufacturing

11. 335 – Electrical Equipment, Appliance, and Component Manufacturing with the exception of:
 - a) 33591 – Battery Manufacturing
12. 3363 – Motor Vehicle Parts Manufacturing
13. 3364 – Aerospace Product and Parts Manufacturing.
14. 336991 – Motorcycle, Bicycle, and Parts Manufacturing.
15. 339 – Miscellaneous Manufacturing
16. 4232 – Furniture and Home Furnishing Merchant Wholesalers
17. 4234 – Professional and Commercial Equipment and Supplies Merchant Wholesalers
18. 4236 – Electrical and Electronic Goods Merchant Wholesalers
19. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
20. 42384 – Industrial Supplies Merchant Wholesalers
21. 42385 – Service Establishment Equipment and Supplies Merchant Wholesalers
22. 42386 – Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers
23. 4239 – Miscellaneous Durable Goods Merchant Wholesalers
24. 424 – Merchant Wholesalers, Non-Durable Goods, all with the exception of the following non-permitted uses:
 - a) 42452 – Livestock Merchant Wholesalers
 - b) 4247 – Petroleum and Petroleum Products Merchant Wholesalers
25. 425 – Wholesale Electronic Markets and Agents and Brokers
26. 4413 – Automotive Parts and Accessories Stores
27. 4542 – Vending Machine Operators
28. 484 – Truck Transportation
29. 485 – Transit and Ground Passenger Transportation
30. 487 – Scenic and Sightseeing Transportation
31. 491 – Postal Service
32. 492 – Couriers and Messengers
33. 493 – Warehousing and Storage with the exception of the following uses which are prohibited within the commerce District:
 - a) 493190 – Automobile dead storage
 - b) 493190 – Bulk petroleum storage
34. 511 – Publishing Industries
35. 512 – Motion Picture and Sound Recording Industries with the exception of:
 - a) 51213 – Motion Picture and Video Exhibition
36. 515 – Broadcasting (except Internet)
37. 517 – Telecommunications
38. 518 – Data Processing, Hosting, and related services
39. 519 – Other Information Services
40. 52 – Finance and Insurance
41. 531 – Real Estate with the exception of:
 - a) 53113 – Lessors of Mini-warehouses and Self-Storage Units
42. 532 – Rental and Leasing Services with the exception of:
 - a) 5321 – Automotive Equipment Rental and Leasing
 - b) 5323 – General Rental Centers

- c) 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing
- 43. 533 – Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
- 44. 54 – Professional, Scientific, and Technical Services
- 45. 55 – Management of Companies and Enterprises
- 46. 561 – Administrative and Support Services with the exception of:
 - a) 56173 – Landscaping Services
- 47. 611 – Educational Services
- 48. 621 – Ambulatory Health Care Services
- 49. 622 – Hospitals
- 50. 624 – Social Assistance with the exception of:
 - a) 62422 – Community Housing Services
 - b) 6244 – Child Day Care Services
- 51. 711 – Performing Arts, Spectator Sports, and Related Industries with the exception of:
 - a) 711212 – Racetracks
- 52. 712 – Museums, Historical Sites, and Similar Institutions with the exception of:
 - a) 71213 – Zoos and Botanical Gardens
 - b) 71219 – Nature Parks and Other Similar Institutions
- 53. 7223 – Special Food Services
- 54. 811 – Repair and Maintenance
- 55. 81221 – Funeral Homes and Funeral Services
- 56. 81233 – Linen and Uniform Supply
- 57. 8129 Other Personal Services with the exception of:
 - a) 81291 – Pet Care (except Veterinary) Services
- 58. 81292 – Photofinishing
- 59. 81293 – Parking Lots and Garages
- 60. 81299 – All Other Personal Services
- 61. 813 – Religious, Grant making, Civic, Professional, and similar organizations
- 62. 92 – Public Administration

445.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the COM District by the Board of Zoning Appeals in accordance with the requirements of ~~section~~Chapter 240 of this Resolution and subject to the development standards for such uses as established herein:

- 1. 237 – Heavy and Civil Engineering Construction
- 2. 23811 – Poured Concrete Foundation and Structure Contractors
- 3. 23812 – Structural Steel and Precast Concrete Contractors
- 4. 23891 – Site Preparation Contractors
- 5. 311 – Food Manufacturing less with the exception of:
 - a) 3116 – Animal Slaughtering and Processing
 - b) 3117 – Seafood Product Preparation and Packaging
 - c) 311811 – Retail Bakeries

6. 3121 – Beverage manufacturing
7. 313 – Textile Mills
8. 314 – Textile Product Mills
9. 315 – Apparel Manufacturing
10. 3162 – Footwear Manufacturing
11. 321911 – Wood Window and Door Manufacturing
12. 321918 – Other millwork (including flooring)
13. 3222 – Converted Paper Product Manufacturing
14. 3254 – Pharmaceutical and Medicine Manufacturing
15. 3261 – Plastics Product Manufacturing
16. 3271 – Clay Product and Refractory Manufacturing
17. 3272 – Glass and Glass Product Manufacturing
18. 32733 – Concrete Pipe, Brick, and Block Manufacturing
19. 3274 – Lime and Gypsum Product Manufacturing
20. 3279 – Other Nonmetallic Mineral Product Manufacturing
21. 3312 – Steel Product Manufacturing from Purchased Steel
22. 3321 – Forging and Stamping
23. 3322 – Cutlery and Hand tool Manufacturing
24. 3323 – Architectural and Structural Metals Manufacturing
25. 3328 – Coating, Engraving, Heat Treating, and Allied Activities
26. 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing except that no live fire and no explosive material are permitted.
27. 333 – Machinery Manufacturing
28. 33621 – Motor Vehicle Body and Trailer Manufacturing
29. 3363 – Motor Vehicle Parts Manufacturing
30. 3364 – Aerospace Product and Parts Manufacturing
31. 336991 – Motorcycle, bicycle and parts manufacturing
32. 337 – Furniture and Related Product Manufacturing
33. 42311 – Automobile and Other Motor Vehicle Merchant Wholesalers
34. 42313 – Motor Vehicle Supplies and New Parts Merchant Wholesalers
35. 42313 – Tire and Tube Merchant Wholesalers
36. 4233 – Lumber and Other Construction Materials Merchant Wholesalers
37. 42351 – Metal Service Centers and Other Metal Merchant Wholesalers
38. 42381 – Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
39. 42382 – Farm and Garden Machinery and Equipment Merchant Wholesalers
40. 4411 – Automobile Dealers
41. 4412 – Other Motor Vehicle Dealers
42. 44419 – Other Building Material Dealers
43. 4442 – Lawn and Garden Equipment and Supplies Stores
44. 44512 – Convenience Stores

45. 447 – Gasoline Stations, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
46. 4541 – Electronic Shopping and Mail-Order Houses
47. 485 – Transit and Ground Passenger Transportation
48. 4884 – Support Activities for Road Transportation except for Motor Vehicle Towing with On-Site storage or impounding of motor vehicles.
49. 4885 – Freight Transportation Arrangement
50. 4889 – Other Support Activities for Transportation
51. 53113 – Lessors of Mini-Warehouses and Self-Storage Units
52. 5321 – Automotive Equipment Rental and Leasing
53. 5323 – General Rental Centers
54. 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing
55. 56173 – Landscaping Services
56. 6244 – Child Day Care Services
57. 71394 – Fitness and Recreational Sports Centers
58. 71395 – Bowling Centers
59. 71399 – All Other Amusement and Recreation Industries
60. 72111 – Hotels (except Casino Hotels) and Motels
61. 7225 – Restaurants and Other Eating Places
62. 81291 – Pet Care (except Veterinary) Services (with the exception of outdoor kennels)

445.03 Lot Size and Yard Setback Standards

The following lot size, frontage requirements, and yard setback standards shall apply to all lots within the COM District:

1. Minimum Lot Size

The minimum lot size for parcels within the COM District shall be as follows:

- a) Lots having access to centralized sewer and water services shall be a minimum of 3/4 acre.
- b) For lots using on-site water and sewer the minimum lot size shall be a minimum of 1 and 1/2 acres, or as required by the County Health Department for the proposed use.
- c) All lots within the COM District shall be adequate in size to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot Frontage Width

The minimum frontage width for all lots in the COM District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union-County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum requirements shall apply:

Fig. 445.03 Lot Width Requirements for the COM District		
Road / Street Classification	Minimum Lot Width	
	Lots without SDA	Lots with SDA*
Loop or cul-de-sac	150 feet	150 feet
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Major Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

** Lots having a Shared Drive Access (SDA) with an adjacent lot shall be permitted to have a reduced lot width as shown in this table.*

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 45% of the total area of the lot.

4. Front Yard Setbacks

All front yard setbacks, as defined in ~~Section~~Chapter 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be those determined by the ~~Union~~County Engineer. The minimum front yard setbacks for the COM District shall be as follows:

5. Side Yard Setbacks

The side yard setbacks in the COM District shall be as follows:

- a) When any lot in the COM District adjoins any lot less than 5 acres in size zoned in any residential district the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and pavement areas.
 - (ii) 40 feet for any outdoor storage or loading and delivery areas.
 - (iii) 40 feet for all buildings and structures.
- b) When any lot in the COM District adjoins any lot in any non-residential district the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and pavement areas.
 - (ii) 20 feet for any outdoor storage or loading and delivery areas.
 - (iii) 20 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the COM District shall be as follows:

- a) When the rear lot line of any lot in the COM District adjoins any lot less than 5 acres in size zoned in any residential district the minimum rear yard setbacks shall be as follows:

- (i) 60 feet for all buildings and structures, loading and delivery, and outdoor storage areas.
- (ii) 40 feet for all parking and vehicular circulation areas.
- b) When the rear lot line of any lot in the COM District adjoins any lot in any non-residential district the minimum rear yard setbacks shall be as follows:
 - (i) 30 feet for all buildings and structures, loading and delivery, and outdoor storage areas.
 - (ii) 20 feet for all parking and vehicular circulation areas.

7. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts

Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

445.04 Building and Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the COM District:

1. Building construction

All uses within the COM District shall be housed in permanent structures constructed on solid foundations meeting all applicable requirements for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed of conventional building materials of a quality equal to or better than buildings in the immediately surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent uses shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 12 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the COM District shall be 45 feet, measured as defined in ~~Section~~Chapter 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the COM District:

- a) Main Entries – All buildings within the COM District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance to each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in building materials, awnings, canopies or other such architectural treatments.
- b) Loading Docks and Loading Areas – Loading Docks and loading areas shall not be permitted on the sides of the building that fronts the street. Buildings shall be designed and located on the lot so that Loading Docks and loading areas are at the side or rear of the building.
- c) Blank Walls Not Permitted – For all buildings in the COM District, blank, featureless exterior walls having a length greater than 2 times the height of the wall shall not be permitted. Buildings shall be designed to break up long expanses of exterior wall through the use of windows, doors, architectural projections, changes in materials, landscaping, or a combination of the above.
- d) Building Materials – Buildings in the COM District shall be designed and constructed using similar exterior materials on all four sides of the building (except as noted in Section 445.04 (4)(a) above).
- e) Rooftop Mechanical Equipment – To minimize the visual impact on adjacent uses and roadways, rooftop mechanical equipment shall be screened from view on all sides through the use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building. Simple fence enclosures are not permitted on building roofs for any purpose. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system. The following exceptions apply to the screening of rooftop mechanical equipment:
 - (i) Wind turbines and solar panels specifically designed for rooftop use may be excluded from the screening requirements provided the owner can demonstrate that the screening of the proposed equipment will interfere with the intended operation or efficiency of the equipment.

445.05 Standards for Outdoor Storage Areas

The outdoor storage of materials, equipment and merchandise in the COM District shall meet the following standards:

1. Location

Areas used for the outdoor storage of materials, equipment, and merchandise shall not encroach into any required front, side or rear building setback for the COM District. Outdoor storage and the required perimeter screening shall not be permitted to extend closer to the right-of-way, or both rights-of-ways in the case of corner lots, than the front 1/3 of the side of the primary building perpendicular to the right of way as shown in Appendix 2.

2. Maximum Lot Area

The maximum lot area devoted to the outdoor storage of materials, equipment and merchandise for all uses shall not exceed 35% of the size of the lot on which the use is located.

3. Height

Materials, equipment and merchandise being stored outdoors shall not exceed a maximum height of 14' from the existing grade to the top of the materials being stored. For the purposes of this definition existing grade shall be defined as the general grade of the lot or area where the materials are being stored and shall not be construed to permit a total of 14' or storage from the top of a mound, ramp or other structure within that lot or area.

4. Materials

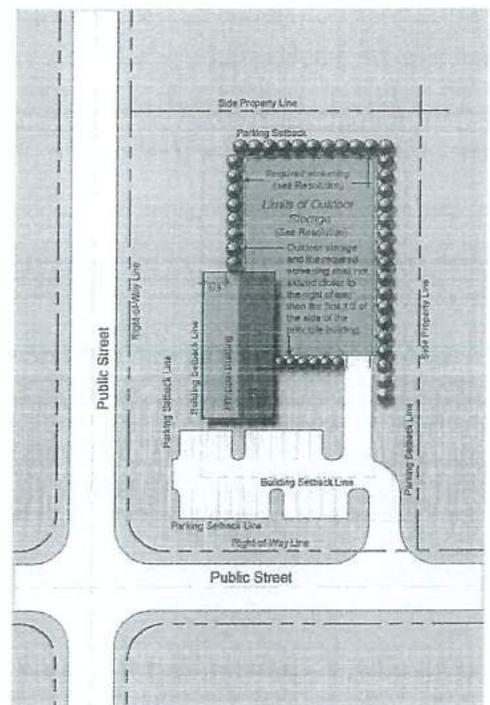
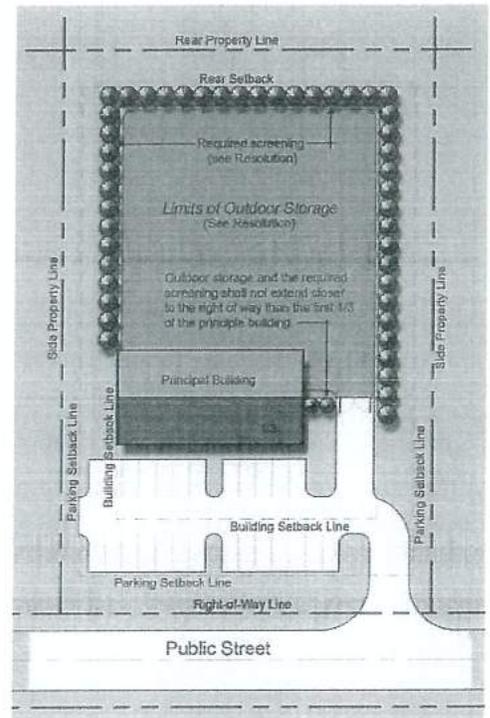
The outdoor storage of hazardous, dangerous, flammable or chemical materials or any other materials or equipment that could present a hazard to the health, safety and welfare of the public or provide an attractive nuisance shall be stored according to the following:

- a) Such materials shall be stored in a secure location within a lockable area.
- b) Chemicals being stored outdoors shall be in approved containers in good condition and shall meet all applicable requirements of OSHA, OEPA and all other governmental authorities having jurisdiction over such materials.

5. Screening and Buffering

Areas used for the outdoor storage of materials, equipment, and merchandise shall be screened from view in accordance with the following standards:

- a) Perimeter Screening – Outdoor storage areas shall be entirely screened from view on all sides through the use of the following:
 - (i) A combination of a continuous minimum 3 foot high earthen mound and completely opaque masonry walls, in accordance with Chapter 625 of this Resolution and deciduous shade trees planted at a maximum of 40' on center similar to Buffer Type 'A' shown in Appendix 1. Said walls shall be a minimum of 7 feet in height and not exceed 12 feet in height, as measured from the top of mound to the top of wall.
 - (ii) A combination of a continuous minimum 3 foot high earthen mound and a continuous planting of evergreen trees and deciduous shade trees planted on top of the mound and staggered or spaced to achieve 100% screening of the outdoor



Figures 445.05.1 & 445.05.2 – Outdoor storage diagrams (see Chapter 710 for larger images)

storage within 5 years of the time of planting similar to Buffer Type 'B' shown in Appendix 1. Evergreen trees shall be a minimum of 6 feet in height at the time of planting.

- (iii) height at the time of planting.

445.06 Outdoor Loading, Delivery and Service Areas

Outdoor loading, delivery, and service areas shall be permitted within the COM District in accordance with the following standards:

1. Size Standards

The following size standards shall apply to all outdoor loading, delivery, and service areas within the COM District:

- a) Loading, Delivery and Service Areas for Warehousing and Distribution Uses – For warehousing and distribution uses only, the size of areas dedicated to loading docks, truck circulation, and the loading and delivery of goods and materials shall not exceed 35 percent of the total lot area.
- b) Loading, Delivery and Service Areas for All Other Uses – For all other uses the size of areas dedicated to the loading and delivery of goods and materials and service uses such as dumpsters and compactors shall not exceed 10% of the total lot area.

2. Screening

All outdoor loading, delivery, and service areas shall be screened from view in accordance with the following standards:

- a) Buffering from Adjacent COM District uses – Service areas and loading docks shall be buffered from adjacent uses in the COM District by the use of evergreen trees or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting and deciduous shade trees planted at a minimum 40' on center. Trees or shrubbery shall be planted in such a way as to achieve a minimum of 75 percent screening of the area being screened similar to Buffer Type 'F' in Appendix 1. Walls may be used for the purposes of buffering adjacent COM District uses provided that such walls and fences meet the requirements of ~~section~~Chapter 625.
- b) Screening from Residential Uses, Industrial Parkway, US Highway 42, and US Highway 33 – Any side of any service areas, and loading docks that are visible to adjacent residential lots or uses, Industrial Parkway, and/or State Route US Highway 33 shall be entirely screened from view through the use of one or more of the following:
 - (i) Completely opaque walls, in accordance with ~~section~~Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height similar to Buffer Type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a minimum 3 foot high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the area within 5 years of planting similar to Buffer Type 'B' in Appendix 1.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the COM District all dumpsters, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and other building mechanical equipment shall be screened

from view on all sides by the proposed structure and / or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of ~~section~~Chapter 625.

- d) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with ~~section~~Chapter 620 of this Resolution.

445.07 Off-Street Parking

Off street parking for all uses in the COM District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of ~~section~~Chapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the COM District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in ~~section~~Chapter 610.

2. Parking Lot Landscaping

All uses in the COM District shall provide parking lot landscaping in accordance with ~~section~~Chapter 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 Shade Tree per every 10 dedicated parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade Trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily, and shall be a minimum of two inches in caliper at the time of installation.

445.08 Landscaping

All uses within the COM District shall be landscaped in accordance with ~~section~~Chapter 620 of this Resolution.

445.09 Signage

Signs identifying or advertising uses within the COM District shall be in strict compliance with ~~section~~Chapter 615 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the COM District

All uses within the COM District shall be permitted to have one ground mounted monument sign or one wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below. Multi-tenant buildings are permitted one wall or canopy sign per tenant.

2. Monument Signs

All monument signs within the COM District shall comply with the requirements of ~~section~~Chapter 615 and the following standards:

- a) Height – Monument signs in the COM District shall not exceed a total of 8 feet in height including the sign, sign base or support columns.
- b) Location – Monument signs in the COM District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are

permitted on a corner lot each sign shall be installed on a separate road frontage.

There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the rights of ways.

- c) Display Area – The total display area of all signage surfaces for a single sided sign shall not exceed 32 square feet and the display area for double sided signs shall not exceed 64 square feet, as defined by ~~section~~Chapter 615 of this Resolution.
- d) Landscaped Area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs within the COM District shall comply with the requirements of ~~section~~Chapter 615 and the following standards:

- a) Installation – Wall signs shall be installed and mounted in accordance with ~~section~~Chapter 615.
- b) Display Area – The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% of the length of the side of the building to which the sign(s) is/are attached. The total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is to be attached up to a total sign area of 125 square feet. In no case shall a wall sign in the COM District exceed 125 square feet.
- c) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the roof line or the cap of parapets of such building whichever is higher. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.
- d) Multi-Tenant Buildings – Multi-tenant buildings are permitted to have one wall sign per tenant mounted above the entry to the space occupied by the tenant and not exceeding 30 square feet of display area per tenant. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.

445.10 Lighting

All exterior lighting within the COM District shall strictly adhere to the requirements of ~~section~~Chapter 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the COM District shall not exceed a maximum height of 30' established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

445.11 Existing Structures, Existing Uses, Existing Outdoor Storage and Other Existing Conditions

1. Existing Structures and Other Existing Conditions

- a) Where a lawful structure exists at the effective date of this amendment (Dated April 20, 2015) that does not comply with the requirements of this Resolution because of restrictions such as minimum lot size, minimum lot frontage or width, front yard

setback, side yard setbacks, rear yard setback, height, building design, screening (except for the screening requirements of subsection 3 of this Section), buffering, landscaping, signage and lighting or other requirements related to the structure and other existing conditions, that structure and other existing conditions may be continued as a conforming existing structure as long as it meets the requirements of this Section.

- b) Existing Structures may be extended, enlarged, altered, remodeled or modernized upon finding of the ~~Township Zoning Officer~~ Zoning Inspector that all of the following conditions are met:
- (i) That the existing structure meets all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property on which it is located and that the new construction meet all the development standards for the Commerce District.
 - (ii) That the enlargement or extension is limited to the same parcel on which the existing structure(s) is located and is owned by the same owner. The enlargement or extension may not exceed 50% of the ground floor area of the existing structure at the time of the adoption of the Resolution.
 - (iii) That the improvement does not interfere with the use of other properties in the vicinity.
- c) Any existing structure that does not have the minimum number of parking or loading areas required by this Resolution, and which thereafter provides additional parking and/or loading spaces in conjunction with an improvement as permitted under the Resolution, shall be required to meet the minimum number of parking spaces or loading areas as required by the Commerce District.
- d) Reconstruction or Movement
- (i) Should less than 60% of the value of an existing structure exclusive of foundation be destroyed by an act of God, or other action outside the control of the owner/lessee, that existing structure may be reconstructed as it existed prior to the action causing its destruction. The value of the structure shall be based upon its fair market value as defined herein, which may be determined by the ~~Union County Auditor's~~ valuation, or an appraisal prepared by a licensed appraiser, on the date the destruction occurred.
 - (ii) Any permitted reconstruction shall be started within 12 months of destruction and be continued until completed or the applicant shall comply with the applicable use and development standards of this Resolution.
 - (iii) Should the property/building owner or lessee demolish more than 50% of the gross square footage of an existing structure, then all of the improvements on the property must be constructed and/or brought into conformance with the requirements of this Resolution.

2. Existing Uses

The long range implementation of this Resolution requires sensitive treatment of existing uses currently located in the Commerce District and previously located in the M-1 & M-2 Districts. Those businesses/uses represent significant investments in the Township. It is the intent of this ~~s~~Section to permit existing uses to continue and to be considered conforming or non-conforming to this Resolution, even if the use is not otherwise permitted in this District, provided that the following requirements are met:

- a) A property that is in use immediately prior to the rezoning caused by this Resolution shall continue to be allowed as permitted on the property in addition to the permitted

uses applicable in this district, provided that the use has been operated in an Existing Structure on the property within 24 months prior to the effective date of this Resolution. Such uses shall be known as an "Existing Use." A property with a valid Conditional Use permit issued prior to the effective date of this Resolution shall remain a legal Conditional Use provided that the use continues to meet all of the terms and conditions required with the issuance of the Conditional Use Permit.

- b) In addition to the provisions of paragraph (a), above, any permitted use may be extended throughout any building or parts of a building which were manifestly arranged or designed for that use at the time of adoption or amendment of this Resolution, but the use shall not be extended to occupy any land outside the building except as permitted under the Existing Structures section 1(b) above. Conditional Use s, existing at the effective date of this Resolution, may only be extended in compliance with the terms and conditions outlined in the Conditional Use Permit.
- c) Abandonment of an Existing Use
 - (i) If an Existing Use is abandoned for any reason for a period of more than 24 months, any subsequent use shall conform to the requirements of this Resolution. With regard to a multi-tenant building, the term "Existing Use" shall mean all of the existing uses in that building.
 - (ii) An Existing Use shall be determined by the Zoning ~~Officer~~Inspector to be abandoned if one or more of the following conditions exist: utilities, such as water, gas and electricity to the property, have been disconnected; the property, buildings, and grounds, have fallen into disrepair; signs or other indications of the presence of the use have been removed; equipment of fixtures necessary for the operation of the use have been removed; other actions, which in the opinion of the Zoning ~~Officer~~Inspector constitute an intention on the part of the property owner or lessee to abandon the use.
- d) Existing residential uses at the time of the approval of this resolution shall be permitted.

3. Existing Outdoor Storage

The long range implementation of this resolution requires sensitive treatment of existing outdoor storage facilities in the Commerce District, and previously located in the M-1 & M-2 Districts, that represents significant investments in the Township and restrictions would significantly impact the operations of the businesses. It is the intent of this section to permit existing outdoor storage to continue and to be considered conforming to this Resolution, provided that all of the following requirements are met:

- a) Any property that is actively using Existing Outdoor Storage immediately prior to the effective date of this amendment shall continue to be allowed as permitted so that the lessee/owner can comply with the requirements of Section 445.11(3)(b).
- b) All Outdoor Storage Areas shall comply with the screening and buffering requirements of Section 445.05 of this District within 1 year of the effective date of this amendment. Compliance shall be evidenced by the issuance of a ~~Certificate of Zoning~~Compliance zoning certificate for outdoor storage.

Chapter 450 – Reserved for Future Use

Chapter 455 – Local Retail District (LR)**455.001 Local Retail District Generally**

The purpose and intent of the Local Retail District (LR) is to allow retail uses that would draw from residents within a three (3) mile radius of the site and typically include grocery stores, smaller retail uses, and restaurants as identified in the Jerome Township Comprehensive Plan. Local retail uses are typically more oriented to the automobile than the pedestrian and should be adjacent to local thoroughfares and have access to public sewer and water. Local retail anchors are no larger than 75,000 square feet in floor area and are often grouped with smaller "in-line" retail tenants and outparcels/lots. This District supersedes the B-13 Retail Store District in existence prior to the enactment of this Resolution.

455.01 Permitted Uses

Within the LR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 4451 – Grocery Stores
2. 4452 – Specialty Food Stores
3. 4453 – Beer, Wine, and Liquor Stores
4. 44611 – Pharmacies and Drug Stores
5. 44612 – Cosmetics, Beauty Supplies, and Perfume Stores
6. 446191 – Food (Health) Supplement Stores
63. 447 – Gasoline Stations, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
7. 4512 – Book Stores and News Dealers
8. 4531 – Florists
9. 453220 – Gift, Novelty, and Souvenir Stores
10. 453910 – Pet and Pet Supplies Stores
11. 453991 – Tobacco Stores
12. 5221 – Depository Credit Intermediation (commercial and private banks and lending institutions)
13. 53223 – Video Tape and Disc Rental
14. 722511 – Full-Service Restaurants
15. 722513 – Limited-Service Restaurants
16. 8121 – Personal Care Services with the exception of the following uses which are prohibited in the Local Retail District:
 - a) 812199 – Baths, steam or Turkish
 - b) 812199 – Massage parlors
 - c) 812199 – Steam baths
 - d) 812199 – Tattoo parlors
 - e) 812199 – Turkish bathhouses
17. Drive thru windows
18. 813110 – Church or other places of religious worship

455.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the LR District by the Board of Zoning Appeals in accordance with the requirements of Section Chapter 240 of this Resolution and subject to the development standards for such uses as established herein:

1. 44131 – Automotive Parts and Accessories Stores

2. 444120 – Paint and Wallpaper Stores
3. 44613 – Optical Goods Stores
4. 5242 – Agencies, Brokerages, and Other Insurance Related Activities
5. 541213 – Tax Preparation Services
6. 541921 – Photography Studios, Portrait
7. 811191 – Automotive Oil Change and Lubrication Shops
8. 811192 – Car Washes

455.03 Lot Size and Yard Setback Standards

The following lot size, ~~frontage~~width requirements, and yard setback standards shall apply to all lots within the LR District:

1. Minimum Lot Size

All lots and outparcels~~lots~~ within the LR District shall be a minimum of 1 acre in size or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Maximum square footage

Within the LR District no single use structure, and no individual tenant in a multi-tenant structure, shall exceed a maximum of 75,000 square feet. No single development shall exceed a maximum of 150,000 square feet inclusive of all tenants.

3. Minimum Lot ~~Frontage~~Width

The minimum lot ~~frontage~~width for all lots in the LR District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the ~~Union County~~ Engineer. All driveway locations and driveway spacing shall meet the current requirements of the ~~Union County~~ Engineer at the time of construction. The following minimum lot ~~frontage~~width shall apply.

Fig. 455.03 Lot widthRequirements for the LR District		
Road / Street Classification	Minimum Lot Width	
	Lots without SDA	Lots with SDA*
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access
* Lots sharing a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced width as shown in the above table.		

- a) Outparcelslot – Where two or more outparcelslots share a Shared Driveway Access, or where outparcelslots are accessed from a larger retail center and not the public right-of-way, the minimum lot frontagewidth of the outparcelslots may be reduced as shown in Figure 455.03.

4. Front Yard Setbacks

All front yard setbacks, as defined in ~~Section~~Chapter 300, shall be determined based upon the functional classification of the public roadway upon which the ~~property~~lot fronts and shall be measured from the right-of-way of said dedicated-public road. The functional roadway classification shall be as determined by the ~~Union~~County Engineer. The minimum front yard setbacks for the LR District shall be as follows:

Fig. 455.031 Front Setback Requirements for the LR District		
Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	50 feet	30 feet
Minor Arterial Road	60 feet	40 feet
Major Arterial Road	n/a	n/a

5. Side yard Setbacks

The side yard setbacks in the LR District shall be as follows:

- a) When any lot in the LR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 40 feet for any loading, delivery, and service areas.
 - (iii) 40 feet for all buildings and structures.
- b) For all other lots in the LR District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas. In the case of joint or collective parking lots the setbacks may be reduced to 0 feet as defined in ~~Section~~Chapter 610.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the LR District shall be as follows:

- a) When any lot in the LR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.

- (ii) 40 feet for all loading, delivery and service areas.
- (iii) 60 feet for all buildings and structures.
- b) For all other lots in the LR District the rear yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for all loading, delivery and service areas.
 - (iii) 30 feet for all structures.

7. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts

Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

455.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the LR District:

1. Building Construction

All uses within the LR District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the LR District shall be 30 feet, measured as defined in ~~Section~~Chapter 300 of this Resolution.

4. Building design and orientation on the Lot

The following standards apply to the construction of all buildings within the LR District:

- a) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any front or side building elevation within the LR District. Buildings shall be designed so that, at a minimum, front and side exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- b) Loading Docks and Loading Areas – Loading docks and loading areas shall not be permitted on the front of any building or on the side of any building which faces a public right of way.

455.05 Loading, Delivery, and Service Areas

Loading, delivery, and service areas within the LR District shall meet the following standards:

1. Screening

All loading, delivery, and service areas in the LR District shall be screened from view in accordance with the following standards:

- a) Screening from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks shall be screened from view of adjacent non-residential uses by a combination of a 2' mound and a continuous planting of evergreen trees similar to Buffer Type 'C' in Appendix 1. Evergreen trees shall be a minimum of 6 feet tall at time of planting and shall be planted in such a way as to provide a minimum of 75 percent opacity screen between the service areas and/or loading docks and the adjacent use at the time of planting. Walls and fences may be used for the purposes of screening service areas and/or loading docks similar to Buffer Type 'A' in Appendix 1 and shall meet the requirements of ~~Section~~Chapter 625. Walls and screens shall not contain any advertising.
- b) Screening from Adjacent Residential Uses – All sides of any service areas and/or loading docks that are visible to adjacent residential uses shall be entirely screened from view through the use of one of the following:
 - (i) A combination of a 2' mound and completely opaque walls or fences, in accordance with ~~Section~~Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6' and not exceeding 10' in height similar to Buffer Type 'A' in Appendix 1.
 - (ii) A combination of a 2' mound and continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100% screening of the area within 3 years of planting similar to Buffer Type 'B' in Appendix 1.
 - (iii) A combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – Within the LR District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use, shall be constructed of materials harmonious to the building, and shall meet the requirements of ~~Section~~Chapter 625.
- e) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with ~~Section~~Chapter 620 of this Resolution.

455.06 Off-Street Parking

Off street parking for all uses in the LR District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Chapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the LR District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in ~~Section~~Chapter 610.

2. Joint or Common Parking

In the LR District ~~outparcels~~lots, tenants, and adjacent commercial uses within a retail development are permitted to share a common parking area provided that cross access easements and shared parking agreements are in place. Where such easements and agreements are in place between uses, the parking and pavement setback between those uses may be reduced to 0 feet to accommodate the joint parking use as defined in ~~Section~~Chapter 610.

3. Parking Lot Landscaping

All uses in the LR District shall provide parking lot landscaping in accordance with ~~S Section~~Chapter 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation. To increase the visibility of multi-tenant “strip” retail tenants in the LR District, the owner or developer may provide 1 shade tree per 20 parking spaces provided that the remaining landscape islands are landscaped with shrubs at a minimum.

455.07 Landscaping

All uses within the LR District shall be landscaped in accordance with ~~Section~~Chapter 620 of this Resolution.

455.08 Signage

Signs identifying or advertising uses within the LR District shall be in strict compliance with ~~Section~~Chapter 615 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the LR District

For all uses and lots within the LR District the total amount of signage permitted shall be as follows:

Single Uses on Individual Lots – All single uses within the LR District shall be permitted to have one ground mounted monument sign or one building mounted wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below.

- a) Multi-Tenant Retail Developments – Retail developments having more than one retail tenant shall be permitted one joint identification monument sign advertising the name of the development and one building mounted sign per each retail tenant. Outparcels~~lots~~

in such developments shall be permitted one ground mounted monument sign or one building mounted sign.

- b) Gasoline Stations – Gasoline stations may display signs in addition to the signs allotted for single uses or for outparcelslots. Such additional signage shall be limited to the following:
 - (i) Price and Grade information – Monument signs for gasoline stations may be permitted to display gasoline price and grade information in changeable copy. The total area dedicated to the display of price and grade information may not exceed 50 percent of the total sign area allowed for a Gasoline Station. Price and grade information may be displayed electronically provided such electronic information does not flash, move, rotate, change color, or change copy more than once per day to update the price of fuel.

2. Monument Signs

All monument signs within the LR District shall comply with the requirements of ~~Section~~Chapter 615 and the following requirements:

- a) Construction – Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Location – Monument signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- c) Height and Area – The height and area of all monument signs in the LR District shall be as follows:
 - (i) Outparcelslots – monument signs for retail and restaurant outparcelslotszoning c in the LR District shall not exceed 4 feet in height and 16 square feet of display area per side as defined in Chapter 615.
 - (ii) Single Uses – monument signs for single retail uses in the LR District shall not exceed 4 feet in height and 20 square feet per of display area per side as defined in ~~section~~Chapter 615.
 - (iii) Joint Identification Signs – Monument signs advertising a multi-tenant retail development in the LR District shall not exceed 6 feet in height and 30 square feet of display area per side as defined in ~~Section~~Chapter 615. Monument signs used for this purpose may include the name of only 1 principle tenant in addition to the name of the retail center or development.
 - (iv) Gasoline Stations – Monument signs for gasoline stations in the LR District shall not exceed 6 feet in height and 50 square feet of display area for all sides as defined in ~~Section~~Chapter 615.
- d) Landscaped Area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs in the LR District shall meet the following requirements:

- a) Installation – Wall signs shall be installed and mounted in accordance with SectionChapter 615.
- b) Construction – Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display Area – The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% of the length of the side of the building or of the storefront to which the sign(s) is/are attached and shall meet the following requirements:
 - (i) For single buildings on individual lots, and for retail tenants larger than 30,000 square feet in floor area in a multitenant retail structure, the total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is being attached up to a total of 125 square feet in display area as defined in sectionChapter 615.
 - (ii) For retail tenants less than 30,000 square feet of floor area in a multitenant building the total area of the sign shall not exceed 60 square feet in display area as defined in SectionChapter 615. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.
- d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

455.09 Lighting

All exterior lighting within the LR District shall strictly adhere to the requirements of SectionChapter 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the LR District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Chapter 460 – Regional Retail District (RR)**460.001 Regional Retail District Generally**

The purpose and intent of the Regional Retail District (RR) is to provide areas for major retail sites that serve areas larger than 5 miles in radius and are located near freeways and freeway interchanges as identified in the ~~Jerome Township~~ Comprehensive Plan. Regional retail uses are characterized by large retail uses having 75,000 square feet or more in floor area, and associated smaller retailers, and require high visibility and accommodation of high traffic volumes. This District supersedes the B-14 Heavy Retail district in existence prior to the enactment of this Resolution.

460.01 Permitted Uses

Within the RR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 4411 – Automobile Dealers
2. 4413 – Automotive Parts, Accessories, and Tire Stores
3. 442 – Furniture and Home Furnishings Stores
4. 443 – Electronics and Appliance Stores
5. 4441 – Building Material and Supplies Dealers
6. 4451 – Grocery Stores
7. 4452 – Specialty Food Stores
8. 4453 – Beer, Wine, and Liquor Stores
9. 4461 – Health and Personal Care Stores
10. 447 – Gasoline Stations, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
11. 448 – Clothing and Clothing Accessories Stores
12. 451 – Sporting Goods, Hobby, Book, and Music Stores
13. 452 – General Merchandise Stores
14. 4531 – Florists
15. 4532 – Office Supplies, Stationery, and Gift Stores
16. 4533 – Used Merchandise Stores
17. 4539 – Other Miscellaneous Store Retailers except for the following uses which are prohibited in the Regional Retail District:
 - a) 45393 – Manufactured (Mobile) Home Dealers
 - b) 453998 – All Other Miscellaneous Store Retailers (except Tobacco Stores)
18. 491 – Postal Service
19. 5221 – Depository Credit Intermediation (commercial banks and credit unions)
20. 53222 – Formal Wear and Costume Rental
21. 53223 – Video Tape and Disc Rental
22. 713940 – Fitness centers
23. 72111 – Hotels (except casino hotels) including convention hotels
24. 7224 – Drinking Places
25. 722511 – Full-Service Restaurants
26. 722513 – Limited-Service Eating Places
27. 8121 – Personal Care Services with the exception of the following uses which are prohibited in the Regional Retail District:
 - a) 812199 – Baths, steam or Turkish
 - b) 812199 – Massage parlors

- c) 812199 – Steam baths
- d) 812199 – Tattoo parlors
- e) 812199 – Turkish bathhouses
- 28. 81292 – Photofinishing
- 29. 813110 – Church or other places of religious worship
- 30. Drive Thru Windows

460.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the RR District by the Board of Zoning Appeals in accordance with the requirements of Section Chapter 240 of this Resolution and subject to the development standards for such uses as established herein:

- 1. 811192 – Car Washes
- 2. 811191 – Automotive Oil Change and Lubrication Shops
- 3. 811111 – General Automotive Repair
- 4. Outside display of products for sale, not including boats, recreational vehicles, farm equipment, mobile or manufactured homes, or storage buildings.

460.03 Lot Size and Yard Setback Standards

The following lot size, frontage width requirements, and yard setback standards shall apply to all lots within the RR District:

1. Minimum Lot Size

All lots and outparcels within the RR District shall be a minimum of 1 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Maximum Square Footage

Within the RR District there shall be no maximum building square footage.

3. Minimum Lot Frontage Width

The minimum lot frontage width for all lots in the RR District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union-County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontage widths shall apply:

Fig. 460.03 Lot Width Requirements for the RR District		
Road / Street Classification	Minimum Lot Width	
	Lots without SDA.	Lots with SDA*
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet

Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access
* Lots sharing a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced width as shown in the above table.		

a) Outparcelslots – Where three or more outparcelslots share a Shared Driveway Access, or where outparcelslots are accessed from a larger retail center and not the public right-of-way, the minimum lot frontagewidth of the outparcelslots may be reduced as shown in Figure 460.03.

4. Front Yard Setbacks

All front yard setbacks, as defined in ~~Section~~Chapter 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said ~~dedicated~~-public road. The functional roadway classification shall be as determined by the ~~Union~~-County Engineer. The minimum front yard setbacks for the RR District shall be as follows:

Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	50 feet	20 feet
Minor Collector Road	50 feet	20 feet
Major Collector Road	60 feet	30 feet
Minor Arterial Road	60 feet	30 feet
Major Arterial Road	n/a	n/a

5. Side yard Setbacks

The side yard setbacks in the RR District shall be as follows:

- a) When any lot in the RR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 40 feet for any loading, delivery, and service areas.
 - (iii) 40 feet for all buildings and structures.
- b) For all other lots in the RR District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas. In the case of shared parking the setbacks may be reduced to 0 feet see SectionChapter 610.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the RR District shall be as follows:

- a) When any lot in the RR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 40 feet for all loading, delivery and service areas.
 - (iii) 60 feet for all structures.
- b) For all other lots in the RR District the rear yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for all loading, delivery and service areas.
 - (iii) 30 feet for all structures.

7. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts

Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

460.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the RR District:

1. Building construction

All uses within the RR District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the LR District shall be 40 feet, measured as defined in section Chapter 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the RR District:

- a) Large Retail Buildings – Large expanses of flat, featureless, exterior wall shall not be permitted on any front or side building elevation on large retail buildings within the RR District. Large retail buildings shall be designed so that, at a minimum, front and side exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- a) Outparcelslots and Small Retail Buildings –The exterior of all outparcelslot buildings and free-standing small retail buildings within the RR District shall be designed and constructed with similar materials and level of architectural detail on all sides of the building.
- b) Loading Docks and Loading Areas – Loading Docks and loading areas shall not be permitted on the front of any building or on the side of any building which faces a public right of way.

460.05 Loading, Delivery and Service Areas

Loading, delivery and service areas within the RR District shall meet the following standards:

1. Screening

All loading, delivery, and service areas in the RR District shall be screened from view in accordance with the following standards:

- a) Screening from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks shall be screened from view of adjacent non-residential uses by a combination of a 2' mound and a continuous planting of evergreen trees similar to Buffer Type 'C' in Appendix 1. Evergreen trees shall be a minimum of 6 feet tall at time of planting and shall be planted in such a way as to provide a minimum of 75 percent opacity screen between the service areas and/or loading docks and the adjacent use at the time of planting. Walls and fences may be used for the purposes of screening service areas and/or loading docks similar to Buffer Type 'A' in Appendix 1 and shall meet the requirements of ~~section~~Chapter 625. Walls and screens shall not contain any advertising.
- b) Screening from Adjacent Residential Uses, US Highway 33, US highway 42 and Industrial Parkway – In the RR District all sides of any service areas and/or loading docks that are visible to adjacent residential uses, ~~State Route~~US Highway 33, ~~State Route~~US Highway Route 42 or Industrial Parkway shall be entirely screened from view through the use of the following:
 - (i) A combination of a 3' high mound and completely opaque walls or fences, in accordance with ~~section~~Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 10 feet in height similar to Buffer Type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a minimum 3' high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the area within 5 years of planting similar to Buffer Type 'B' in Appendix 1.

- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the RR District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use, shall be constructed of materials harmonious to the building, and shall meet the requirements of ~~section~~Chapter 625.
- d) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with ~~section~~Chapter 620 of this Resolution.

460.06 Off-Street Parking

Off street parking for all uses in the RR District shall be provided at the time of construction of the main structure or buildings with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Section 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the RR District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Section 610.

2. Joint or Common Parking

In the RR District ~~outparcelslots~~, tenants, and adjacent commercial uses within a retail development are permitted to share a common parking area provided that cross access easements and shared parking agreements are in place. Where such easements and agreements are in place between uses, the parking and pavement setback between those uses may be reduced to 0 feet to accommodate the joint parking use as defined in Section 610.

3. Parking Lot Landscaping

All uses in the RR District shall provide parking lot landscaping in accordance with Section 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation. To increase visibility of multi-tenant “strip” retail the owner or developer may provide 1 shade tree per 20 parking spaces provided that the remaining landscape islands are landscaped with shrubs at a minimum.

460.07 Landscaping

All uses within the RR District shall be landscaped in accordance with ~~section~~Chapter 620 of this Resolution.

460.08 Signage

Signs identifying or advertising uses within the RR District shall be in strict compliance with ~~section~~Chapter 615 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the RR District

For all uses and lots within the RR District the total amount of signage permitted shall be as follows:

Single Uses on Individual Lots – All uses within the RR District shall be permitted to have one ground mounted monument sign or one building mounted wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below.

- a) Multi-tenant Retail Developments – Retail developments in the RR District having more than one retail tenant shall be permitted one joint identification monument sign advertising the name of the development and one building mounted sign per each retail tenant. Outparcelslots in such a development shall be permitted one ground mounted monument sign or one building mounted sign.
- b) Gasoline Stations – Gasoline stations in the RR District may display signs in addition to the signs allotted for single uses or for outparcelslots. Such additional signage shall be limited to the following:
 - (i) Price and Grade information – Monument signs for gasoline stations may be permitted to display gasoline price and grade information in changeable copy. The total area dedicated to the display of price and grade information may not exceed 50 percent of the total sign area allowed for a gasoline station. Price and grade information may be displayed electronically provided such electronic information does not flash, move, rotate, change color, or change copy more than four times per day to update the price of fuel.

2. Monument Signs and Joint Identification Signs

All monument signs within the RR District shall comply with the requirements of ~~section~~Chapter 615 and the following requirements:

- a) Construction – Monument signs and Joint Identification signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Location – Monument signs and Joint Identification Signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs, as measured along the right-of-way and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- c) Height and Area – The height and area of all monument signs in the RR District shall be as follows:
 - (i) Outparcelslots – Monument signs for retail and restaurant outparcelslots in the RR District shall not exceed 5 feet in height and 20 square feet of display area per side as defined in ~~section~~Chapter 615.

- (ii) Single uses – Monument signs for single retail uses on single lots in the RR District shall not exceed 5 feet in height and 25 square feet of display area per side as defined in ~~section~~Chapter 615.
- (iii) Joint Identification signs – Monument signs advertising a multi-tenant retail development in the RR District may include the names of only 4 principal tenants in addition to the name of the retail center or development. Joint Identification Signs shall not be permitted along ~~the US 33 frontage~~the portion of any lot that fronts to US Highway 33. In addition Joint Identification Signs shall meet the following size requirements:
 - a) Retail centers larger than 300,000 square feet in floor area – Joint Identification signs shall not exceed 18 feet in height and 100 square feet of display area for all sides.
 - b) Retail centers larger than 150,000 square feet but not more than 300,000 square feet in floor area – Joint Identifications signs shall not exceed 15 feet in height and 75 square feet of display area for all sides.
 - c) Retail centers larger than 50,000 square feet but not more than 150,000 square feet in floor area – Joint Identification signs shall not exceed 10 feet in height and 64 square feet of display area for all sides.
 - d) Retail centers 50,000 square feet or less in floor area – Joint Identification Signs shall not exceed 6 feet in height and 40 square feet of display area for all sides.
- (iv) Gasoline Stations – monument signs for gasoline stations in the RR District shall not exceed 8 feet in height and 64 square feet of display area for all sides.
- d) Landscaped Area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs in the RR District shall meet the following requirements:

- a) Installation – Wall signs shall be installed and mounted in accordance with ~~section~~Chapter 615.
- b) Construction - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display Area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% of the length of the side of the building or of the storefront to which the sign(s) is/are attached and shall meet the following requirements:
 - (i) For single buildings on individual lots, and for retail tenants larger than 30,000 square feet in floor area in a multi-tenant retail structure, the total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is being attached up to a total of 125 square feet in display area as defined in ~~section~~Chapter 615.
 - (ii) For retail tenants less than 30,000 square feet in floor area in a multi-tenant building the total area of the sign shall not exceed 60 square feet in display area as defined in ~~section~~Chapter 615. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.
- d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the

parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

460.09 Lighting

All exterior lighting within the RR District shall strictly adhere to the requirements of ~~section~~Chapter 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the RR District shall not exceed a maximum height of 32 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture

470 Special Recreation District (SRE)

470.001 Special Recreation District Generally

The purpose and intent of the Special Recreation District (SRE) is to provide opportunities for a variety of active recreational and entertainment uses not otherwise permitted in the standard zoning districts. These uses provide limited employment opportunities, opportunities for recreation, promote healthy and desirable communities, and based upon design can fit into a variety of settings and land use patterns. Appropriate locations for these uses may vary by use and each application for rezoning to the Special Recreation District shall be required to demonstrate the compatibility of the proposed use with the surrounding land uses. This District supersedes the SR-1 and SR-2 Special Recreation Districts in existence prior to the enactment of this Resolution.

470.01 Permitted Uses

Within the SRE District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 611620 – Sports and Recreation Instruction
2. 712 – Museums, Historical Sites, and Similar Institutions
3. 71391 – Golf Courses and Country Clubs
4. 71394 – Fitness and Recreational Sports Centers
5. 71395 – Bowling centers
6. 713990 – Amateur Sports Teams
7. 713990 – Ballrooms
8. 713990 – Recreational Sports Clubs including baseball, soccer, basketball, softball, lacrosse, hockey, volleyball, football and tennis.
9. 713990 – Billiard Parlors
10. 713990 – Bocce courts
11. 713990 – Day camps
12. 713990 – Driving Ranges
13. 713990 – Fishing clubs
14. 713990 – Miniature Golf Courses
15. 713990 – Golf Driving Ranges
16. 713990 – Recreational Horse Rental Services
17. 713990 – Recreational Horseback Riding
18. 713990 – Recreational sports teams and leagues both youth and adult
19. 713990 – Riding clubs & stables
20. 813110 – Church or other places of religious worship

470.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the SRE District by the Board of Zoning Appeals in accordance with the requirements of ~~section~~Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 71121 – Spectator Sports
2. 713990 – Archery Ranges
3. 713990 – Hunting and Gun clubs
4. 713990 – Shooting Ranges indoor or outdoor
5. 713990 – Trap and skeet shooting facilities

470.03 Conditional Use Standards

In addition to the standards defined in ~~Section~~Chapter 2XX40 of this ~~Zoning R~~Zoning ~~Resolution~~ the following standards shall apply to all conditional uses within the Special Recreation District;

1. Spectator Sports

To be considered for approval as a conditional use in the Special Recreation District, 71121 Spectator Sports, as defined by the NAICS, shall meet the following requirements

- a) Traffic – Prior to the approval of the conditional use permit the applicant shall provide to the township a study prepared by a registered traffic engineer detailing any potential adverse impacts caused by spectator events and mitigation strategies to deal with those impacts
- b) Noise – Prior to the approval of the conditional use permit the applicant shall provide to the township a study that demonstrates the impact that noise levels from typical events will have on the nearest residential areas to the proposed venue. The study will present proposed noise levels in the A-Weighted Decibel Scale (dBA) for the noise to be exceeded 10% of the duration of the event, or the L₁₀ noise level. Proposed noise levels documented in the study shall be substantiated by noise levels physically measured at similar events.

2. Shooting Sports

The purpose of the following requirements is to promote and protect the public health, safety and welfare by regulating shooting ranges. These requirements are intended to prevent adverse effects on adjoining properties relating to shot containment and noise mitigation. Each shooting range shall be designed to contain the bullets, shot, and arrows discharged on or within the range facility and minimize noise impacts. This ~~s~~Section does not otherwise apply to the general legal discharge of firearms or bows and arrows in accordance with other applicable laws and regulations. To be approved for a conditional use permit within the Special Recreation District any such facility shall meet the following requirements.

a) Performance

- (i) Shooting range facilities shall be designed to contain all of the bullets, shot, arrows or other projectiles or any other debris on the range facility
- (ii) Noise levels measured at the property line shall not exceed sixty-five (65) dBA when located adjacent to residential or commercial property or (75) dBA when adjacent to industrial property.

b) Development Requirements:

- (i) Technical Advisors – All shooting range facilities shall apply for and have a Range Technical Team Advisor from the National Rifle Association (NRA) or an equivalent organization inspect and evaluate the design and construction of the range according to the guidelines specified by the NRA's Range Source Book: A Guide To Planning and Construction, current addition, and follow the suggestions made by the advisor.
- (ii) Setbacks – all shooting stations and targets in an outdoor facility shall be located a minimum of 300 feet from any property line and the surface danger zone shall be contained within the property boundary line of the range facility.

- (iii) Distance separation – for all outdoor facilities the distance between the range facility and any occupied residential or non-residential building along any target line shall not be less than ½ mile.
- (iv) Warning signs – Warning signs meeting National Rifle Association (NRA) guidelines for shooting ranges shall be posted at 100 feet intervals along the perimeter of the shooting range facility.
- (v) All other local, state, and federal laws and regulations shall be adhered to in the construction and operation of proposed range facilities.

470.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the SRE District:

1. Minimum Lot Size

All lots and outparcels within the SRE District shall be a minimum of 1 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot Frontage Width

The minimum lot frontage width for all lots in the SRE District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontage widths shall apply:

Fig. 470.04 Lot Width Requirements for the SRE District		
Road / Street Classification	Minimum Lot Width	
	Lots without SDA	Lots with SDA*
Local Road	200 feet	100 feet
Minor Collector Road	300 feet	150 feet
Major Collector Road	400 feet	200 feet
Minor Arterial Road	600 feet	200 feet
Major Arterial Road	No Access	No Access

** Lots sharing a Shared Driveway Access with an adjacent lot(s) shall be permitted to have a reduced width as shown in the above table.*

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 35 percent of the total area of the lot or tract.

4. Front Yard Setbacks

All Front Yard Setbacks, as defined in section Chapter 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be as determined by the Union-County Engineer. The minimum front yard setbacks for the SRE District shall be as follows:

Fig. 470.041 Front Setback Requirements for the SRE District			
Road / Street Classification	Minimum Front Setbacks For:		
	Principal Buildings / Structures	Parking and Circulation	Sports Fields
Local Road	40 feet	20 feet	40 feet
Minor Collector Road	40 feet	20 feet	80 feet
Major Collector Road	50 feet	30 feet	100 feet
Minor Arterial Road	60 feet	40 feet	120 feet
Major Arterial Road	n/a	n/a	150 feet

5. Side Yard Setbacks

The side yard setbacks in the SRE District shall be as follows:

- a) When any lot in the SRE District adjoins any lot zoned in any residential district the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service areas.
 - (iii) 50 feet for all buildings and structures.
 - (iv) 50 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering private residential lots.
- b) When any lot in the SRE District adjoins any lot zoned in any non-residential district the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 30 feet for all buildings and structures.
 - (iv) 30 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering adjacent property

6. Rear Yard Setbacks

The minimum rear yard setbacks in the SRE District shall be as follows:

- a) When the rear lot line of any lot in the SRE District adjoins any lot zoned in any residential district the minimum rear yard setbacks shall be as follows:
 - (i) 20 feet for all parking and vehicular circulation areas.

- (ii) 50 feet for all structures, loading, delivery and service areas.
- (iii) 50 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering private residential lots.
- b) When the rear lot line of any lot in the SRE District adjoins a lot in any non-residential district the minimum rear yard setbacks shall be as follows
 - (i) 30 feet for all buildings, parking, vehicular circulation and loading, delivery, and service areas.
 - (ii) 30 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering private residential lots.

7. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts

Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

470.05 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the SRE District:

1. Building Construction

All uses within the SRE District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the SRE District shall be 28 feet, measured as defined in Chapter 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the SRE District:

- a) Main Entries – All buildings within the SRE District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance of each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the SRE District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- c) Loading Docks and Loading areas – Loading docks and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building.

470.06 Loading, Delivery and Service Areas

Loading, delivery and service areas within the SRE District shall meet the following standards:

1. Screening

All loading, delivery, and service areas in the SRE District shall be screened from view in accordance with the following standards:

- a) Buffering from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of Chapter 625 and do not contain any advertising.
- b) Screening from Adjacent Residential Uses, Industrial Parkway, US Highway 42, and US Highway 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, ~~State Route~~US Highway 42, and ~~State Route~~US Highway 33 shall be entirely screened from view through the use of one of the following:
 - (i) Completely opaque walls or fences, in accordance with ~~section~~Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height.
 - (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of mounding and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting.
 - (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting.

- (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the SRE District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of sectionChapter 625.
- d) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with sectionChapter 620 of this Resolution.

470.07 Off-Street Parking

Off-street parking for all uses in the SRE District shall be provided at the time of construction of the main structure, building, or outdoor sports facility with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of sectionChapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the SRE District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in sectionChapter 610.

2. Parking Lot Landscaping

All uses in the SRE District shall provide parking lot landscaping in accordance with sectionChapter 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation.

470.08 Landscaping

All uses within the SRE District shall be landscaped in accordance with sectionChapter 620 of this Resolution.

470.09 Signage

Signs identifying or advertising uses within the SRE District shall be in strict compliance with sectionChapter 615 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the SRE District

For all uses and lots within the SRE District the total amount of signage permitted shall be as follows:

- a) Single Uses on Individual Lots – Single uses on individual parcels shall be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on two public rights-of-way shall be permitted either one monument sign or one wall sign along each right-or-way.

2. Monument Signs

All monument signs within the SRE District shall comply with the requirements of ~~section~~Chapter 615 and the following requirements:

- a) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Height – Monument signs in the SRE District shall not exceed a total of 6 feet in height including the sign, sign base and support columns.
- c) Location – Monument signs in the SRE District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- d) Display Area – The total display area of all signage surfaces shall not exceed 40 square feet as defined by ~~section~~Chapter 620 of this Resolution.
- e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs within the SRE District shall comply with the requirements of ~~section~~Chapter 620 and the following standards:

- a) Installation – Wall signs shall be installed and mounted in accordance with ~~section~~Chapter 620.
- b) Construction – Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display Area – The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 75% of the length of the side of the building to which the sign(s) is/are attached. The total display area shall not exceed 10% of the total area of the side of the building (as defined in ~~section~~Chapter 620) to which the sign is being attached up to a total sign area of 100 square feet. In no case shall a wall sign in the SRE District exceed 100 square feet.
- d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

470.10 Lighting

All exterior lighting within the SRE District shall strictly adhere to the requirements of ~~section~~Chapter 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the SRE District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Chapter 500 – Planned Development District (PD)**500.001 Planned Development District (PD) Generally**

The Planned Development (PD) District (PD) is established under the provisions of Ohio Revised Code 519.021(B) 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 planning and building of all types of development in accordance with the Jerome Township Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the comprehensive plan and the above statements it is the intent of the Planned Development (PD) District to promote development that:

1. Provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. Allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. Assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. 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 plans for the area and are compatible with adjacent and nearby land uses.

500.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the comprehensive plan and the physical development potential of the area.
2. The utilization of Conservation Design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot sizes are encouraged to create an integrated and imaginative residential environment.
4. In larger developments a variety in architectural elevations are required as follows:
 - a) Architectural Diversity – A single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by

at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.

5. The provision of supporting facilities is encouraged, such as schools, churches and parks to create well-designed and functional neighborhoods. These facilities should be supported with pedestrian connections to neighborhoods.
6. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
7. In areas identified on the comprehensive plan as "Higher Density Residential" it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the township and where the Planned Development District will allow more creative site planning to accommodate these densities and provide appropriate transitions between adjoining higher intensity uses and lower intensity uses.

500.02 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.

500.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.

500.04 General Provisions

1. Zoning Plan and Development Plan

For purposes of this ~~Section~~ Chapter, plans including all supporting documentation adopted by

the Township at the time of rezoning shall be referred to as the "Zoning Plan," and plans including all supporting documentation approved subsequent to such rezoning but prior to the initiation of any development activities are referred to as the "Development Plan."

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the zoning map to apply the PD designation. The Zoning Plan, as approved by the Township and as provided under Ohio Revised Code Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD. Whenever there is a conflict or difference between the provisions of this ~~Section~~Chapter and those of other provisions of this Zoning Resolution, the provisions of this ~~Section~~Chapter shall prevail for the development of land within the PD. Subjects not expressly covered by this Section or the applicable Zoning Plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use.

3. Sub Areas

Depending upon the size and complexity of the proposed development different Sub Areas may be established within a PD. Each Sub Area may, if requested, be treated as a separate district with individual standards. However, only one PD Zoning Plan approval shall be issued for the entire development. For each Sub Area, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location.

4. Type of Action

The action of the Township upon an application to approve a Zoning Plan pursuant to this ~~Section~~Chapter and ~~Section~~Chapter 230 of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this ~~Section~~Chapter including any action taken on a Development Plan, shall not be considered to be an amendment to the Township Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code.

5. Zoning Amendment

A change to an adopted Zoning Plan shall be considered to be a zoning amendment and shall be processed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and ~~Section~~Chapter 230 of this Zoning Resolution. For Zoning Plans which are divided up into separate Sub Areas, as noted above, the applicant may file for an amendment to a specific Sub Area provided the requested change has no effect on the remaining Sub Areas.

6. Development Plan

A Development Plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase of the PD. Such Development Plan shall be in substantial compliance with and consistent with the approved Zoning Plan for the Property with respect to land uses, densities, architectural and landscape commitments, and open space. Minor deviations from the approved Zoning Plans may be considered for approval during the Development Plan ~~P~~process by the ~~trustees~~Board of Township Trustees without requiring an applicant file for an amendment to the Zoning Plan. Changes that may be considered minor, but do not limit the trustee's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not

affect lot count, density, setbacks, or open space and does not increase curb cuts or connections to existing roadways unless required by the eCounty eEngineer during final engineering.

- b) Increases in residential lot sizes or reductions in residential density provided such changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

500.05 Previously Approved Planned Developments

~~Section~~Chapter 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Planned Developments and all associated detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 shall continue in effect and be considered legally conforming under this Zoning Resolution. ~~These previously approved Planned Developments shall continue to be governed, administered and modified pursuant to the substantive and procedural regulations then in effect for such Planned Developments as contained in the Zoning Resolution immediately prior to April 20, 2015.~~ These previously approved Planned Development Districts shall continue to be governed and administered pursuant to the regulations contained within any previously approved Zoning Plans, texts, maps or similar documents and may be modified in accordance with this Article.

500.06 General PD Standards for Planned Developments

In order to achieve the purpose and intent of the Planned Development District and the ~~Jerome Township~~ Comprehensive Plan, the following general standards are hereby established for all Planned Developments within ~~Jerome~~the Township.

1. Uses

~~Within the PD district~~Planned Development District a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following standards are established for uses in the PD District:

- a) Permitted Uses – Permitted uses within each PD District shall be clearly identified in the Zoning Plan submitted with the application to establish a PD. Uses not specified in the approved Zoning Plan will be prohibited.

2. Densities

Densities within a PD should be in conformance with the recommendations of the comprehensive plan and shall promote the efficient use of land and infrastructure. Proposed densities shall be clearly identified in the Zoning Plan submitted with the application for PD.

3. Setbacks and Yard Areas

All Proposed setbacks and yard areas within the PD shall be identified in the Zoning Plan submitted with the application for PD. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD zoning shall support the goals of the comprehensive plan for development that respects the rural character of the township while promoting efficient

use of the land and its resources.

- b) Setbacks shall be configured to appropriately balance open space and provide safe separation between buildings and uses.
- c) When a proposed commercial or industrial PD is to be located contiguous to residential uses perimeter setbacks and/or appropriate screening from the contiguous property line should be established within the PD.
- d) To maintain the rural character of the ~~€~~Township the setbacks from existing ~~state, county and township~~ roads should be larger than those established for new public roads established within the PD.
- e) To the greatest extent possible new residential subdivisions should be designed to minimize the number of homes where the back yards and the backs of homes face existing and proposed roads. Where such conditions are to exist along existing state, county, and township roads a minimum setback of 50' between the ~~R~~right-of-~~W~~ay of the public street and the rear lot lines, and a minimum of 80' between the ~~R~~right-of-~~W~~ay of the public street and the rear setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected.

4. Public Improvements

The PD should be developed at a minimum with the following improvements meeting the design standards of the ~~Union~~ County Engineer:

- a) Public roads shall be designed and constructed to the standards established by the ~~Union~~ County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space where applicable or allowed, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio.

5. Access

The Zoning Plan should require direct access, not through easement, to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the township, county engineer or regional planning commission.

6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the comprehensive plan all applications for PD shall detail the proposed design and development standards for all residential and non-residential buildings within the PD. The following standards apply to all residential and non-residential buildings within the PD.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, size, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.

- c) Buildings, structures and parking areas shall be designed and located in such a way to conserve environmentally sensitive or unique natural, historic or cultural features.
- d) The Zoning Plan and application shall specify for all buildings and residences, at a minimum, the proposed exterior materials, size, height, roof shape and pitch.

7. Lighting

Any application for a PD shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD shall conform to the following:

- a) The lighting plan submitted with the Zoning Plan and the application for PD shall specify the proposed pole and lantern design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed.
- b) The lighting plan submitted with the Zoning Plan and application for PD shall be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Parking lot lighting specified within the PD shall be limited in height to the minimum required to effectively illuminate the parking areas to all applicable standards and shall incorporate a "cut-off" type shielding to prevent light pollution on adjacent properties.

8. Signage

All applications for a PD shall include a signage plan and or standards to be approved by the zoning commission for all uses and areas within the PD. Signage design and standards shall ensure a constant and comprehensive character throughout the project and compatible with the character of the Township and shall meet the following:

- a) All signs and graphics within the PD shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be submitted with the application for PD and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the right-of-ways and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of the buildings and the PD. Ground signs shall be designed to relate to and share common elements with the proposed architecture.

9. Parking and Loading Areas

For all non-residential uses off street parking and loading shall be provided for in the design of the PD. Parking and access requirements and standards shall be as defined in the approved Zoning Plan and shall meet the requirements of the Union County Engineer, the township fire department and the following standards:

- a) Off street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.

- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.
- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD.
- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.
- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

10. Landscaping

All Zoning Plans and application for PD shall include a detailed landscape plan and standards for all areas, sub areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) A detailed landscape plan and standards shall be submitted with the Zoning Plan and PD application for approval by the zZoning eCommission. All landscaping shall be maintained and kept in accordance with the approved landscape plan.
- c) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land.
- d) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- e) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- f) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this sSection monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)
- g) Plant material specified in the PD shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- h) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the Zoning Plan. Street trees shall not be placed over utility lines and shall not interfere with the function or maintenance of roadways and drainage areas.
- i) Landscape buffers between lots and the County or Township road serving the PD and buffers between lots and adjacent land should be placed in landscape easements on the plat and dedicated to the Homeowners Association or such other person or entity as may be approved in the Zoning Plan. Landscape buffer design shall be specified in

the Zoning Plan.

11. Flood Plains and Environmentally Sensitive Areas

Floodplains within the PD shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the centerline of the stream, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.
- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

12. Open Space

A PD should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD containing a residential component, except as outlined in sSection 500.07 (4), should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. (For a PD without a residential component, a minimum of 10 percent open space set aside is recommended.) Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the Township. This restriction from further subdivision or development shall also be noted in the Zoning Plan and the recorded plat.

- a) Design Standards – The following design standards for open space should be followed:
 - (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the Zoning Plan.
 - (ii) For the purposes of the PD, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.
 - (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
 - (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the Zoning Plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.

- (v) Except for bike paths and pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development's average lot width. Open space should be platted as an open space reserve, including appropriate conservation easements.
 - (vi) Open space should, when practicable, be interconnected with open space areas on abutting parcels.
 - (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
 - Private road and public road rights-of-way;
 - Parking areas, access ways, and driveways;
 - Required setbacks between buildings, parking areas, and project boundaries;
 - Required setbacks between buildings and streets;
 - Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 - Minimum spacing between buildings, and between buildings and parking areas;
 - Private yards;
 - Areas of fee simple lots to be conveyed for residential dwelling uses;
 - Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)
 - (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
 - (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the Zoning Plan and the method and timing of any restoration shall be set forth in the Zoning Plan.
 - (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the Zoning Plan.
- b) Open Space Ownership – Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the Zoning Plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the Zoning Plan, may be as follows:
- (i) Offer of Dedication – The Township or other governmental entity may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
 - (ii) Associations – Open space may be held by the individual members of a Condominium Association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the Zoning Plan which will ensure compliance with the following requirements:

- 1) Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - 2) The association shall be capable of and responsible for maintenance, control, and insurance of common areas, including the open space.
 - 3) The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.
- (iii) Transfer of Easements to a Private Conservation Organization – With the approval of the Township, an owner may transfer conservation easements to a public or private non-profit organization, among whose purposes it is to conserve open space and/or natural resources, provided that:
- 1) The organization is acceptable to the Township, and is a bona fide conservation organization with perpetual existence;
 - 2) The conveyance contains appropriate provisions for the property reverter or retransfer in the event that organization becomes unwilling or unable to continue carrying out its function; and
 - 3) A maintenance agreement approved by the Township is entered into by the developer and the organization.
- c) Open Space Management and Maintenance – The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD fail to maintain the open space in reasonable order and condition in accordance with the Zoning Plan, such failure shall constitute a violation of both the Zoning Plan and this Zoning Resolution.
- d) Transfer of Title of Open Space – Title to any open space required by the PD zoning which is included within any recorded subdivision plat of any section of the land zoned PD shall be transferred to the entity approved for ownership of the open space prior to the sale of more than 75% of the lots or units within that subdivision section.

500.07 Use-Specific Development Standards

In addition to the General PD Development Standards the following use specific development standards are hereby established to further fulfill the purpose and intent of the District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the Zoning Plan and PD application shall establish the final requirements. The development policies include the following:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors,

including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating suburban residential density within a PD:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD the calculation of density for the entire PD shall be based upon the total number of dwelling units proposed for the total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD unless a future rezoning of the open space is approved by the zoning commission.
- b) Additional Density Considerations – Additional density for residential developments to be serviced by centralized utilities may be permitted by the zoning commission in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design characteristics into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.
- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above the zoning commission may require lower densities for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns.

2. Higher Density Residential Land Use

Future development of higher density land uses is expected to occur in areas so designated in the Jerome Township Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community.

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized utilities are not anticipated to be provided. PD development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering homes on new streets and not along existing road frontage and designating agricultural-exclusive areas.

4. Residential Conservation Development

Within the Jerome Township Comprehensive plan there exists recommendations for residential development that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of

important existing environmental and natural features and the set aside of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural feel for the township, promote a more efficient use of land, and provide a vehicle to preserve important natural features and incorporate them into a development strategy. Land developed under a Conservation Development PD (CDPD) shall adhere to the following standards:

- a) Uses – Conservation developments may be permitted to contain a mix of uses provided that all proposed uses are identified in the Zoning Plan and application as specified in Section 500.08.
- b) Density – The overall residential density of the Conservation Development PD should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the Zoning Plan and application per Section 500.08.
- c) Lot size – The intent of a Conservation Development PD is to allow smaller lot sizes and more compact development patterns in exchange for a higher percentage of dedicated open space and natural lands. To accomplish this goal lot sizes are flexible within the CDPD and shall be established by the approved Zoning Plan and PD application. All lots less than two acres in size shall be serviced by public sewer and water systems. Proposed lots of 2 acres or more shall be served by either public sewer and water services or on site treatment and well systems subject to the approval of the Union County Engineer and Union County Health Department.
- d) Dedicated Open Space – All CDPD developments shall comply with the following minimum requirements regarding open space.
 - (i) The minimum amount of open space to be provided with a CDPD is recommended to be 40% of the total acreage of the property being included in the PD. Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply.
 - (ii) All CDPD developments shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Prohibition of further Subdivision of Open Space – Open space provided for the purposes of achieving the requirements of the CDPD shall be prohibited from further subdivision or development through deed restriction, conservation easement, or other such agreement acceptable to the townships legal advisor.
 - (iv) Open spaces within the CDPD shall meet all other requirements of Section 500.06 herein.

5. Commercial and Office Land Use

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved by the zoning commission to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this type of development.

6. Industrial Land Use

Light industry, research and development, and related office uses should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this development type. In addition all industrial uses developed under the PD shall conform to the following standards:

- a) Fire and Explosion Hazards – All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- b) Air Pollution – No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light – Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- d) Dust and Erosion – Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes – No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise – No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- g) Odors – No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

500.08 Procedure for Amending to the PD

In addition to the procedure set forth in ~~Section~~Chapter 230 of this Resolution, all applications for amendments to the zoning map to rezone property to the PD shall follow the procedures hereinafter set forth in Section 500.08, hereof.

1. Pre-application Meeting

The applicant is encouraged to engage in informal consultations with staff from the Zoning Commission and the Union County subdivision authorities (e.g. Planning Commission,

County Engineer, Board of Health, etc.) prior to formal submission of an application for an amendment of the Zoning Resolution. 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 or formal approval required by Township or County ~~statutes or rules~~ rules or regulations.

2. Application

The owner(s) of land may request that the Zoning Resolution be amended to include such land in the PD by filing fifteen (15) copies of an application for such amendment with the ~~Jerome Township Zoning Commission~~, which application shall contain:

- a) name, address and telephone number of the owner and applicant;
- b) name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- c) legal description of the property and the address of the property;
- d) description of existing uses;
- e) present zoning district;
- f) a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PD to the adjacent properties, existing streets and public service facilities in the area;
- g) a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- h) Any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

3. Proposed Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- a) Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- b) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- c) Concept site plan of the proposed planned district, and proposed layout of all subareas.
- d) Proposed densities, number of lots and dimension parameters, and building intensities.
- e) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- f) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- g) Relation to existing and future land use in surrounding area.
- h) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- i) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.

- j) An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.
- k) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- l) Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- m) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- n) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- o) Projected schedule of site development.
- p) Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- q) Regulation Text for development in the proposed Planned Development District. That text shall set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.
- r) This Regulation Text shall only apply to the PD in question and all development within that PD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:
 - (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
 - (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
 - (iii) All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
 - (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
 - (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
 - (vi) All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.
 - (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
 - (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
 - (ix) All exterior architectural design standards, including material, color and styles.
 - (x) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan;

- (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- (xii) Accessory structure standards and limitations.
- (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.
- (xiv) Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- (xv) The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

4. Basis of Approval

In determining whether or not to approve an application for a PD, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;
- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;
- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services.
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development.
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed.
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and
- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the property to the PD.

5. Effect of Approval

- a) The Zoning Plan, as approved by the Board of Township Trustees, shall constitute a rezoning of the subject tract to the PD permitting development and use of said land and any structures thereon in accordance with the development standards contained in the Zoning Plan. However, in a PD, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted to the Township

a Development Plan for said part of said tract, and until the Development Plan is approved by the Board of Township Trustees.

- b) The approval of the Zoning Plan shall be for a period of five (5) years, or for such other period as set forth in the approved Zoning Plan, to allow for the preparation of a required Development Plan(s). Unless the Board of Township Trustees approves such an extension of this time limit, upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new Zoning Plan has been filed with and approved by the Township, and such application for approval shall be subject to the same procedures and conditions as an original application for the Zoning Plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to include the property within the PD. In addition, the ~~Township~~-Board of Township Trustees or Zoning Commission may initiate a zoning amendment to rezone the property or any portion thereof to its former (or another similar) classification upon expiration of the Zoning Plan approval period.

6. Extension of Time for Zoning Plan

7. Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public.

500.09 Development Plan

1. Application

In the PD, no use shall be established and no structure shall be constructed or altered until a Development Plan for each such use and/or structure has been approved by the Township Trustees. An application, in a form approved by the Board of Township Trustees, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards.

2. Development Plan

In addition to the application required herein, 15 copies of the Development Plan shall be submitted with the application. The Development Plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;
- c) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;

- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The adjoining lines of adjacent tracts, parcels or lots;
- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;
- l) Anticipated building envelope and general architectural style and character of proposed structures;
- m) 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;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curb cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
 - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
 - (ii) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
 - (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
 - (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

3. Process For Development Plan(s) Approval

The application and supporting materials for the Development Plan approval shall be submitted to the Zoning Commission for hearing and recommendation. The Zoning Commission shall establish a date for the hearing within a reasonable period of time following its receipt of the application and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Zoning Commission shall make a recommendation for the approval, modification or denial of the application within a reasonable period of time after it is submitted. The recommendation shall be forwarded to the Board of Township Trustees. The Board of Township Trustees shall hold a hearing on the application within a reasonable period of time after its receipt of the recommendation

and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Board of Township Trustees shall render a decision on the application within a reasonable period of time after the recommendation and application have been submitted to the Board of Township Trustees for its action. In determination of its decision for approval or denial of the development plan the trustees shall consider whether or not the Development Plan is in substantial compliance with and consistent with the Zoning Plan for the property based upon the requirements in sSection 500.04.

4. Commencement of Development

Upon the approval of the Development Plan, the tract which is the subject of said Development Plan may be used and developed consistent with the approved Zoning Plan and the Development Plan. The approval of the Development Plan shall be for a period of three (3) 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 certificate of zoning compliance. If no plat has been filed within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Township Trustees approves an extension of this time limit, 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 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.

5. Extension of Time for Development Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.09 (4), above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD.

6. Modification of Development Plan

An applicant seeking to modify an approved Development Plan shall file an application for Development Plan Modification utilizing the same procedures and criteria as established for the approval of the initial Development Plan. ~~Modifications of a Development plan, not modifying the underlying zoning, shall be subject to the review and approval of the Zoning Commission only.~~

500.10 Fees

A fee as established by ~~the Board of Trustees~~ Schedule of Zoning Fees shall accompany an application requesting approval of the Zoning Plan or Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by ~~Jerome~~ the Township in using professional consulting services to review the Zoning Plan and/or Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Zoning Plan or Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Zoning Plan or Development Plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be

incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the ~~Township Fiscal Officer or the Fiscal Officer's designee~~, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services.

500.11 Phases

A project which is the subject of the Zoning Plan may be approved for development in phases. Each phase shall require approval of a Development Plan for that phase pursuant to the procedures set forth herein. Unless otherwise specified in the Zoning Plan or absent an extension approved by the Board of Township Trustees, all phases shall be submitted for and receive Development Plan approval within the time frame set forth in Section 500.09(4). An application for Development Plan approval for each phase of a project shall be annotated as to the as built conditions and shall be supplemented with an updated construction schedule. The phasing schedule shall be fully described in the Zoning Plan in a manner sufficient to give Township officials guidelines for the timing of future phases.

Chapter 510 – Open Space District (OS)

510.001 Open Space District (OS) Generally

The purpose and intent of the Open Space District (OS) is to preserve and enhance public and private open space, natural areas, and improved park and recreation areas primarily for more passive recreational uses and preservation. These uses contribute to the open and rural character of the township and the quality of life for its residents and visitors. The establishment of this district promotes the Environmentally Sensitive areas & Open space objectives of the Jerome Township Comprehensive Plan. This district may be applied to lands owned by public and private entities that have been reserved for open space uses such as landscape corridors, habitat migration, wetlands, wildlife, lakes trails, parks, nature preserves, and similar uses. This district supersedes the SR-3 Special Recreation District in existence prior to the enactment of this Resolution.

510.01 Permitted Uses

Within the OS District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 712130 – Arboreta, Arboretums, Aviaries, Botanical Gardens, and Botanical Conservatories
2. 712190 – Nature Parks and Other similar Institutions
3. 713990 – Day camps
4. 713990 – Fishing clubs
5. 713990 – Recreational Horse Rental Services
6. 713990 – Recreational Horseback Riding
7. 713990 – Picnic Grounds
8. 713990 – Recreational camps
9. 713990 – Riding clubs & stables
10. 713990 – Trail riding
11. 812220 – Cemeteries, Mausoleums, and Memorial Gardens

510.02 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the OS District:

1. Minimum Lot Size

All lots within the OS District shall be a minimum of 1.5 acres in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot FrontageWidth

The minimum lot frontageWidth for all lots in the OS District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union-County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontageswidth shall apply:

Fig. 510.02.1 Lot FrontageWidth Requirements for the OS District	
Road / Street Classification	Minimum Lot-FrontageWidth
Local Road	100 feet
Minor Collector Road	100 feet
Major Collector Road	200 feet
Minor Arterial Road	300 feet
Major Arterial Road	No Access

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 15 percent of the total area of the lot or tract.

4. Front Yard Setbacks

All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the OS District shall be as follows:

Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	30 feet	20 feet
Minor Collector Road	30 feet	20 feet
Major Collector Road	40 feet	30 feet
Minor Arterial Road	50 feet	30 feet
Major Arterial Road	n/a	n/a

5. Side yard Setbacks

The side yard setbacks in the OS District shall be as follows:

- a) When any lot in the OS District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 50 feet for all buildings and structures.
- b) For all other lots in the OS District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 30 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the OS District shall be as follows:

- a) When any lot in the OS District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 50 feet for all structures, loading, delivery and service / maintenance areas.
- b) For all other lots in the OS District the rear yard setbacks shall be:
 - (i) 30 feet for all buildings, parking, vehicular circulation and loading, delivery, and service/maintenance areas.

510.03 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the OS District:

1. Building Construction

~~Uses within the OS District that include structures shall have those structures permanently constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County.~~ Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. Greenhouses as a permanent structure in conjunction with a Botanical Garden or Conservatory use and open shelter houses shall be permitted in this district. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited. Nothing in this ~~s~~Section shall prohibit the use of tents, pavilions, awnings or canopies for temporary use meeting the requirements of ~~section~~Chapter 640 of this ~~Zoning r~~Resolution.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the ~~Township~~-Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the OS District shall be 30 feet, measured as defined in ~~Section~~Chapter 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the OS District:

- a) Main Entries – All buildings within the OS District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance of each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the OS District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- c) Loading Docks and Loading aAreas – Loading docks and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building.

510.04 Loading, Delivery and Service Areas

Loading, delivery and service/maintenance areas within the OS District shall meet the following standards:

1. Screening

All loading, delivery, and service/maintenance areas in the OS District shall be screened from view in accordance with the following standards:

- a) Buffering from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of ~~section~~Chapter 625 and do not contain any advertising.
- b) Screening from Adjacent Residential Uses, Industrial Parkway, State Route 42, and State Route 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, ~~State Route~~US Highway 42, and ~~State Route~~US Highway 33 shall be entirely screened from view through the use of one of the following:
 - (i) Completely opaque walls or fences, in accordance with ~~section~~Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height.
 - (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of mounding and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting.
 - (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting.
 - (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the OS District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of ~~section~~Chapter 625.
- d) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with ~~section~~Chapter 620 of this Resolution.

510.05 Off-Street Parking

Off-street parking for all uses in the OS District shall be provided at the time of construction of the main structure, building, or outdoor facility with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of ~~section~~Chapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the OS District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in ~~section~~Chapter 610.

2. Parking Lot Landscaping

All uses in the OS District shall provide parking lot landscaping in accordance with Chapter 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation.

510.06 Landscaping

All uses within the OS District shall be landscaped in accordance with ~~section~~Chapter 620 of this Resolution.

510.07 Signage

Signs identifying or advertising uses within the OS District shall be in strict compliance with ~~section~~Chapter 620 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the OS District

For all uses and lots within the OS District the total amount of signage permitted shall be as follows:

- a) One ground mounted monument sign shall be permitted per parcel.

2. Monument Signs

All monument signs within the OS District shall comply with the requirements of ~~section~~Chapter 620 and the following requirements:

- a) Construction – Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Height – Monument signs in the OS District shall not exceed a total of 5 feet in height including the sign, sign base and support columns.
- c) Location – Monument signs in the OS District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
- d) Display Area – The total display area of all signage surfaces shall not exceed 30 square feet as defined in ~~section~~Chapter 300 of this Resolution.
- e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

510.08 Lighting

All exterior lighting within the OS District shall strictly adhere to the requirements of ~~section~~Chapter 620 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the OS District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Chapter 600 – General Regulation of the Arrangement and Development of Land and Structures

600.001 Applicability

Regulations are hereby established and adopted pertaining generally and uniformly to the arrangement of land and structures throughout the township. It is the purpose of these development standards to set forth certain rules to be adhered to regardless of the type or classification of development. If a conflict arises between these standards and the more specific standards prescribed in any individual zoning district then the specific provisions of the zoning district shall prevail. The standards set forth herein are to be considered minimum standards to be augmented by standards set forth elsewhere in this Resolution or prescribed or agreed to by the land owner in any rezoning zoning amendment, approved conditional use permit or approved variance.

Chapter 605 – Agriculture

605.001 Agriculture Defined

For the purposes of this Resolution the definition of Agriculture shall be that prescribed by Section 519.01 of the Ohio Revised Code. As used herein, agriculture generally includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; and the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

605.01 Agriculture Exempted Herein

Agriculture shall not be prohibited on lots greater than five acres. The use of any land for agricultural purposes or the construction or use of building or structure incidental to the use for agricultural purposes of the land on which such buildings or structures are located shall not be prohibited on lots greater than five (5) acres and no zoning certificate shall be required for any such building or structure. (Ohio Revised Code 519.21)

605.02 Agriculture Subject to Regulation

In any platted subdivision approved under sSection 711.05, 711.09, or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen (15) or more lots approved under sSection 711.131 of the Ohio Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road regulate:, agriculture shall be regulated as follows:

1. Agriculture is prohibited on lots of one (1) acre or less. This does not prohibit gardening related to a residence.
2. Buildings or structures incidental to the use of land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres shall conform to setbacks, size and height requirements for the zoning district.
3. Dairying and animal and poultry husbandry are permitted on lots greater than 1 acre but not greater than 5 acres until 35% of the lots in the subdivision are developed with at least

1 building, structure or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under §Section 4503.06 of the Ohio Revised Code. After 35% of the lots in the subdivision are so developed, ongoing dairying and animal and poultry husbandry shall be considered a non-conforming use pursuant to §Section 519.19 of the Ohio Revised Code. No new dairying, animal or poultry husbandry shall commence on such lots after 35% of the lots are developed with structures.

605.03 Farm Markets

In accordance with Section 519.21 of the Ohio Revised Code Farm markets which derive at least fifty percent (50%) of their gross income from produce raised on farms owned or operated by the market owner in a normal crop year shall be permitted in any zoning district, subject to the following regulations:

1. Buildings less than one hundred and forty-four (144) square feet of floor area shall be placed at least fifteen (15) feet outside the road right-of-way so as to safely allow for adequate customer off street parking. Seasonal farm markets may use grassed areas for parking. Permanent farm markets shall provide paved or graveled parking.
2. For buildings larger than one hundred and forty-four (144) square feet of floor area, off-street parking shall be provided at the ratio of 1 parking space for each 250 square feet of farm market. Seasonal parking may be grassed areas, but permanent parking shall be graveled or paved and provided egress in accordance with the recommendation of the Union-County Engineer. Setbacks shall be the same as for any structure in the underlying zoning district.

Chapter 610 – Off-Street Parking and Loading

610.001 Off-Street Parking and Loading Generally

Wherever off-street vehicular parking areas are to be provided as required by the provisions of this Zoning Resolution the requirements of the zoning districts and the following standards shall apply.

610.01 Application

1. The off-street parking and loading requirements of this Resolution shall apply to the following:
 - a) All new buildings and uses constructed after the effective date of this Resolution.
 - b) Whenever a use, existing prior to the effective date of this Resolution, is changed or enlarged in floor area, seating capacity, or otherwise, to create a need for an increase of 10 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a use, existing prior to the effective date of this Resolution, is enlarged to the extent of 50 percent or more in floor area, said use shall then and thereafter comply with all of the parking requirements set forth herein.
2. Whenever the number of off-street parking spaces required is to be determined from the floor area of a specified use, it shall mean the floor area of such use as defined in SectionChapter 300.
3. Whenever the calculations regarding the requirement for off street parking spaces yield a fractional number the required number of parking spaces shall be increased to the next whole number.

610.02 Required Off-Street Parking Spaces

(a) The user of any lot or tract in Jerome Township shall provide off-street parking for all residents, employees, customers, visitors, and invitees. The following table shall specify the minimum number of parking spaces to be provided:

Figure 610.02 – Required Parking Spaces by Use

Proposed Land Use	Required Parking Spaces
Single Family Residential	3 per dwelling unit (garages and driveways included).
All other residential	2 per dwelling unit (garages and driveways included).
Hotels, Motels, Lodges (without Public meeting facilities)	1 per rental unit plus 1 per employee on the largest shift plus 1 for each 4 seats in the dining room or restaurant area.
Hotels, Motels, Lodges (with public meeting facilities)	1 per rental unit plus 1 per each 75 square feet of floor area used for public meeting or assembly purposes plus one per each 4 seats in any restaurant therein.
Public Meeting, Exhibition Halls, and private assembly areas (except churches)	1 for each 3 seats or 1 for each 45 square feet of assembly area whichever is greater.
Churches or places of public assembly	1 for each 3 seats or 1 for each 45 square feet of assembly area whichever is greater.
Hospitals and clinics	1 ½ for each bed or exam room plus 1 for each employee on the largest shift
Nursing Homes	1 for each 2 beds plus 1 for each employee on the largest shift
Museums, libraries, etc.	1 for each 400 square feet of floor area open to public plus 1 for each employee on the largest shift
Child care services (not including home occupations)	1 space for each employee on the largest shift plus 1 space for each 5 children.
Primary or elementary schools	4 for each classroom
Secondary schools, colleges, trade schools, etc.	4 for each classroom plus 1 for each 4 students
Restaurants - fast food with drive thru	1 for each 3 seats plus 1 for each employee on the largest shift.
Restaurants – sit down with no drive thru	1 per each 2 seats plus 1 for each employee on the largest shift
Professional and business offices and multi-tenant offices	1 for each 300 square feet of floor area
Research and testing offices	1 per each 350 square feet of floor area
Funeral Homes	1 for each 25 square feet of floor area open to the public
Retail Stores	1 per 250 square feet of floor area
Personal care services	2 spaces per each Barber, Beautician, or Technician.

Fitness centers	1 per each 175 square feet of floor area
All industrial warehousing	20 plus 1 for each 2 employees plus 1 for each vehicle maintained on the premises.
Industrial manufacturing	1 space for every employee on the maximum shift plus 1 per each 10,000 square feet of floor area.
Golf courses	6 per hole
Athletic fields	12 spaces per field
Miniature golf	2 spaces per hole
Tennis courts / Clubs	4 spaces per court
Bowling alleys	3 spaces per lane
Driving range	1.5 spaces per tee
Riding stables	1 space per stall
Spectator sports	1 space per each 2 seats
Recreational camp	1 space per each 2 campers plus 1 space per counselor or staff
Picnic grounds	2 spaces per each picnic table plus 10 spaces per each open shelter

Note(b) The parking space requirements for any use not specifically mentioned in figure 610.02 shall match those required for uses of a similar nature provided in figure 610.02.

610.03 Design and Location

All parking and circulation areas shall, at a minimum, be designed to meet the following standards:

1. **Size** – All parking spaces shall be a rectangular area not less than 9 feet in width by 19 feet in length with the exception of compact vehicle parking spaces.
2. **Compact Vehicle Parking Spaces** – In parking areas where more than 25 parking spaces are required the owner may provide compact vehicle parking spaces in lieu of standard vehicle parking spaces for a maximum of 10 percent of the total number of parking spaces required subject to the following requirements:
 - a) Compact vehicle parking spaces shall be a minimum of 8 feet in width and 16 feet in length.
 - b) Compact vehicle parking spaces shall be clearly marked with an aluminum sign measuring a minimum of 12 inches by 18 inches and permanently affixed to a building or sign post at the end of each space. Such sign shall be mounted at a minimum of 3 feet and a maximum of 4 feet in height as viewed from the center of the parking space.
3. **Location** – Required off-street parking facilities shall be located on the same lot as the structure or use served, except where joint or combined parking areas are permitted

elsewhere by this Resolution.

4. **Joint or Combined Parking** – Joint or combined parking areas are defined as a condition where two or more adjoining lots or outparcels, or individual tenants in a multi-tenant retail center, share areas of parking and circulation. Where joint or combined parking between lots or uses is permitted a cross access agreement / easement shall be executed and recorded between the individual properties.
5. **Construction** – Except in the Agricultural District (AG) all parking areas, circulation aisles, and driveways shall be paved with concrete, asphalt, porous concrete or asphalt, brick or concrete pavers, or a combination of the above.
6. **Striping** – All parking spaces shall be clearly marked and striped.
7. **Curb or Wheel Stops** - Continuous curbs or wheel stops shall be provided in all parking areas, where adjacent to landscape areas, to prevent vehicles from driving into the landscape areas. Wheel stops, if provided, shall be made of concrete, cut stone, recycled rubber or polymer in white, black or grey, or other similar material and maintained in good condition.
8. **Landscape Islands** – To reduce the effect of heat absorption and provide improved visual character in off street parking areas landscape islands shall be provided within all parking areas having 10 or more parking spaces in accordance with the following:
 - a) Landscape islands shall be a minimum of 8 feet in width and 19 feet in length and shall have a minimum of 2 foot radius at the outside corners.
 - b) Islands shall be provided at a rate of 1 island per each 12 parking spaces. Landscape areas located in the corners of parking areas shall count as ½ of a required landscape island.
 - c) Within double rows of parking, islands shall be combined end to end and placed at the end of parking rows as a cap or between the sides of parking spaces in a row.
 - d) Landscape islands shall be planted with trees or shrubs according to the requirements of the underlying-zoning district.
9. **Headlight Screening** – All off-street parking spaces shall have headlight screening installed between the parking and circulation aisles and adjacent public rights-of-way in accordance with the following:
 - a) Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two and shall provide a continuous screen from the ground up to a minimum of 3 feet 6 inches in height above the surface of the parking lot.
 - b) Headlight screening shall be installed parallel and adjacent to the parking lot and circulation aisles being screened.
 - c) Shrubs used for the purposes of headlight screening shall be installed a minimum of 2 feet from the back of curb or wheel stop of head in parking spaces to avoid damage from the overhang of vehicles.

10. **Driveways and Circulation** – All parking areas for 5 or more vehicles shall be served by a driveway or circulation aisle of not less than 22 feet in width and not more than 25 feet in width to permit access to all required parking spaces. All driveways serving said parking areas shall have access either to an approved private street or a public right of way.
11. **Access** – All driveway access to a public right of way shall meet the access management standards, minimum visibility standards, and all other applicable standards of the Union County Engineer's Office.
12. **Setbacks** – All driveway access and circulation aisles, exclusive of curb returns, shall meet the standards of the zoning district for pavement setback from the side lot lines and shall meet the requirements of the Union County Engineer for distance from existing access drives on adjacent property.
13. **Compliance with other Regulations** – All off-street parking and loading areas shall meet all applicable requirements of the Union County Engineer's Office and shall comply with the requirements of any applicable fire code.
14. **Provision for Disabled Persons** – All off-street parking areas, other than for single-family dwellings, shall meet the requirements of the State Building Code applicable building codes or regulations and the Americans with Disabilities Act for the provision of parking spaces for the physically disabled and shall include all necessary markings, striping and signage.
15. **Sidewalks** – All uses shall provide a minimum 4' sidewalk or otherwise paved access from the main and secondary building entries to the parking areas.

610.04 Minimum Distance and Setbacks

The setback of parking and circulation areas from adjacent streets and properties shall be as defined by the standards of the zoning district in which they are provided. In no event shall any parking or circulation area for more than 10 vehicles be closer than 20 feet to any housing unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen.

610.05 Buffering from Adjacent Residential Land Uses

All off street parking areas for more than 5 vehicles shall be buffered from view from any adjacent residential land use, except for Rural Residential District, through the use of either landscaping, or a 6' privacy fence, or a combination thereof. A Landscape buffer shall consist of a minimum of 6' height evergreen trees planted at 15' on center within the required parking area setback.

610.06 Off-Street Loading and Delivery

Where any use or building in any district requires the receipt or distribution of material or merchandise by vehicle, there shall be provided and maintained, on the same lot with such use or building, a minimum of one off-street loading space. The size and circulation area of loading spaces shall be adequately designed to accommodate the maximum size vehicle to be used in the delivery or distribution, and shall be located in such a way that a parked

delivery vehicle shall not project into, or interfere with, any circulation area, alley, or public right of way.

610.07 Limitations on Parking and Storage of Certain Vehicles

The parking and / or storage of commercial vehicles, construction vehicles and equipment, recreational vehicles, boats, camping trailers or other trailers, mobile homes, inoperable vehicles, and other vehicles shall meet the following regulations.

1. **Commercial Vehicles and Construction Equipment** - Commercial vehicles including vehicles and equipment used for construction shall be regulated as follows.
 - a) Not more than 1 commercial truck, limited to a two-axle, four-tired pickup or light truck typically classified as Class 1, or 2 by the Federal Highway Administration Vehicle Inventory and Use Survey, and which has operating characteristics similar to those of a passenger car, shall be allowed per 1 dwelling unit in any Residential Zoning District, or any residential component within a Planned Development District. This Resolution shall not apply to the personal ownership and use of more than one light truck or passenger van provided said vehicle does not bear any advertisements and is registered as a non-commercial vehicle.
 - b) Trucks having dual tires on 1 or more axles, or having more than 2 axles, typically classified as Class 3, 4, 5, 6, 7, or 8 by the Federal Highway Administration Vehicle Inventory and Use Survey, designed for the transportation of cargo and including tractor-trucks, trailers, and semitrailers shall not be allowed in any Residential zoning district or any Planned Residential Zoning District Development District where residential uses are permitted. Commercial vehicles making a temporary house calls or deliveries shall not be prohibited under the terms of this sSection.
 - c) The parking or storage of commercial motor vehicles, as defined above in Section 610.07(1)(a), including those vehicles having commercial signage, commercial equipment, or structures for commercial equipment attached to the motor vehicle permanently or temporarily, shall not be permitted within any residential district, for periods exceeding three days, except when parked or stored in an enclosed garage. Commercial vehicles making temporary house calls or deliveries shall not be prohibited under the terms of this sSection.
 - d) Backhoes, road graders, bulldozers, trailers used to haul commercial vehicles or goods, well rigs, tractors, and such similar vehicles and equipment used for construction or commercial purposes are prohibited from being stored outside of a permitted or accessory structure in any Residential Zoning District, or any residential component within a Planned Development District. Construction equipment temporarily used for construction upon a site shall not be prohibited under the terms of this sSection.
2. **Parking of Recreational Vehicles, Boats, Camping Trailers, or other Trailers** - No recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle or trailer shall be stored or parked in any Residential Zoning District, or any residential component within a Planned Development District, unless completely enclosed within a permitted principal or accessory structure, except as follows:
 - a) Such vehicle with a current license may be temporarily parked in any side or rear yard of a lot within the Rural Residential-Zoning District for a total period not to exceed all or

any portion of 30 calendar days during any 1 calendar year. Such vehicle may not be parked in a way as to encroach on any required side or rear yard setback line.

3. **Use of Recreational Vehicles, Camping Trailers, or Other Trailers and Mobile Homes** - Unless approved in accordance with ~~Section~~Chapter 640, ~~T~~temporary Uses, recreational vehicles, camping trailers and similar ~~R~~recreational Vehicles and equipment, and ~~M~~mobile Homes shall not be used as a dwelling unit or for living, sleeping or housekeeping purposes.

Recreational vehicles, camping trailers, or other trailers or vehicles designed for sales or office use, and mobile homes shall not be used for business purposes unless the business use is in association with a ~~T~~temporary Use as permitted in ~~Section~~Chapter 640 of this Resolution.

4. **Inoperable Automobiles and/or Other Inoperable Motor Vehicles** – Not more than 1 wrecked or otherwise inoperable automobile or other motor vehicle including any motor vehicle without a valid and current registration decal and/or license plate shall be allowed per 1 dwelling unit in any ~~R~~residential Zoning ~~D~~istrict, or any residential component within a ~~Planned~~Development District. Such vehicle shall be parked or stored by completely enclosing the same within a permitted or accessory structure in such a manner so as not to be visible from any adjacent lot or street. In addition, no such vehicle shall be parked or stored within a required side or rear yard unless the parking or storage space is completely enclosed by a permitted or accessory structure.
5. **Car Covers on Non-Junk, Operable or Licensed Vehicles** – Any overnight covers used on non-wrecked, operable or licensed vehicles shall be tarps or covers designed for such purposes. All tarps shall be secured to the vehicle and maintained in good condition free from tears, cracks or holes. No vehicle may remain parked or stored outside with a cover for a period longer than 7 consecutive days.

Chapter 615 – Signs and Advertising

615.001 Sign Regulations Generally

The purpose of this ~~section~~Chapter is to promote and protect the public health, safety, convenience, comfort, prosperity and general welfare through regulation of existing and proposed outdoor displays, signs, advertising fixtures, promotional materials or other outdoor use of lighting, noise or items intending to suggest presence, or calling attention to, or to convey information, to convey an idea or a concept, or that provides direction, or any other activity with similar intent of promotion, economic or personal gain. The objective of this ~~section~~Chapter is to protect property values, to preserve the physical appearance of the community, to preserve the scenic and natural beauty of designated areas, and to create a more attractive residential and commercial environment by balancing the aesthetic and economic needs of signage. It intends to reduce obstructions to sight or passage, to reduce distractions or hazards resulting from signs, lighting or other advertising promotional activities that may contribute to traffic or other type accidents, or that otherwise impair or create deterioration to the natural environment. All temporary and permanent signs to be attached, erected, placed, constructed or modified within township ~~limits~~the Township shall require a ~~zoning permit~~sign permit prior to any such placement, construction, erection, attachment or modification. When a conflict arises between the sign and billboard requirements of this Resolution and those of the State of Ohio (ORC Chapter 5516) regarding the placement of signs and billboards adjacent to state highways, the more restrictive regulation shall govern.

615.01 Signage Definition

A sign as defined in ~~Section~~Chapter 300 of this Resolution generally includes any display, illustration, use of light, noise, color, or materials that identify name, symbols, products or services, or that promote direction, idea or other activities for purposes of commerce as discussed in this Section. All signs on land within ~~Jerome~~the Township and visible or heard from adjacent properties, or public right-of-ways, or that may create hazardous obstacles or distractions to traffic shall comply with this ~~Section~~Chapter and the requirements of the individual zoning districts in which they reside~~exist~~.

615.02 Sign Permit

Unless otherwise provided for in Section 615.04, a Sign Permit shall be obtained for all signage placed within any zoning district in accordance with the provisions of Section 615 of this Resolutionevery sign shall only be erected or installed subsequent to and in conformance with this Zoning Resolution. A sign permit as provided for in this Chapter shall have the same effect as a zoning certificate in certifying a sign in conformance with Chapter 615 and any other requirement of this Resolution related to signs. Sign permits shall be subject to the general procedures for zoning certificates provided for in Chapter 220 and any additional provisions of this Chapter. When a conflict arises between the sign and billboard requirements of this Resolution and those of the State of Ohio (ORC Chapter 5516) regarding the placement of signs and billboards adjacent to state highways, the more restrictive regulation shall govern. In addition to the requirements for zoning certificate applications provided for in Section 220.01, an application for a sign permit shall include the following additional plans and information:

1. An elevation drawing, drawn to scale, of each proposed sign, indicating the display area, sign height, and proposed materials;
2. For wall signs, a building elevation, drawn to scale, indicating the location of the proposed wall sign and all applicable dimensions;
3. For ground signs, a landscaping plan, if applicable; and,
4. Such other plans and materials as may be necessary to show compliance with the sign regulations of the zoning district, or of this Chapter.

615.03 Prohibited Signs

The following signs shall be prohibited in Jerome Township:

1. ~~ALL~~Any signs not specifically permitted by the express terms of this Resolution.
2. Abandoned signs and associated supporting structures that no longer advertise a commercial message for a bona fide business conducted on the premises for a period of two years. If the sign structure supports multiple business names, that portion of the face shall be replaced with a matching blank face and shall screen all internal lighting.
3. Portable signs, portable billboards, pennants, streamers, flashing lights, moving string of lights, inflatable devices, moving computer driven LED signs ("running tickers") and air-activated attraction devices.
4. Changeable copy signs except those specifically permitted elsewhere in this Resolution.
5. Signs or advertising erected and maintained in trees or painted or drawn upon rocks or other natural features.
6. Except for identification signs on agricultural buildings, no sign or billboard shall be displayed or painted directly upon the wall or roof on any building or structure.
7. No sign shall be attached to any fence within the ROW of any road. No sign shall be attached to any fence regardless of location without the permission of the owner of the fence.

8. Signs mounted upon the roof of any building or structure.
9. Signs or advertising devices which attempt, or appear to attempt, to direct the movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.
10. Pole signs, except as otherwise specifically permitted herein.
11. Translucent backgrounds on internally lit cabinet signs.
12. Obscene Nature: No sign shall be erected that displays a sexual, provocative, or promiscuous act.
13. Signs on or over any public property or public ROW except as is specifically permitted in these regulations. Signs may be erected on public property only by an authorized representative of a public agency or a quasi-public agency, provided such sign is approved by the Zoning Inspector prior to its erection. ~~Signs on State Road rights-of-way shall comply fully with ODOT regulations.~~
14. Advertising signs on benches, trash receptacles, bus shelters and similar structures, when visible from the public ROW.
15. Off-premise signs, except for legal authorized billboards.
16. Billboards in residential zoning districts.
17. Billboards or signs for advertising purposes on any water tower, wind turbine or landmark.
18. Revolving signs (excepting barber poles and temporary holiday lighting), and animated signs (includes mechanical or electronic changeable copy signs, flashing signs, moving signs and any animation of signs). No sign shall contain or consist of, ribbons, streamers or similar moving devices.
19. Arrangements of lights in rows, strings, patterns, or designs that outline or are attached to any portion of a building or structure, including windows, are prohibited. This prohibition does not apply to seasonal light displays, or lights that are an integral part of an approved sign or those required for public safety. Flashing signs are prohibited.
20. Realtor signs, except those specifically permitted in Sections 615.04 and 615.06 of this Resolution.

615.04 Signs – No Permit Required

No permit or approval shall be required for the following signage:

1. The flag, pennant or insignia of any nation, state, city or other political unit.
2. Signs of a duly constituted government body, including traffic or similar regulatory devices, legal notices, or warnings at railroad crossings.
3. Signs required by a state or federal statute.
4. Signs installed by public utilities in their rights-of-way or on their facilities as necessary to identify the use.
5. Political signs or posters concerning candidates for elective office, public issues and similar matters to be decided by public election. Such signs shall not create a safety or visibility hazard, nor be affixed to any public utility pole, tree, or natural object, nor be located within a public right-of-way.
6. Signs not exceeding 2 square foot in area, bearing only property numbers, postal box numbers or names of occupants of premises.
7. Signs indicating the sale, rental or lease of residential real estate, provided such signs are limited in size to 6 square feet with one sign per street front. Such signs shall be placed on the residential property referred to and shall not be placed in public rights-of-way and shall be removed within 14 days after sale, rental or lease has occurred.
8. Signs (limited to 8 square feet) for the promotion of school, community service or church activities.

9. Traffic and directional signs indicating points of entry or exit for a facility or off-street parking area, provided such signs are limited to 4 square feet in area and 3 feet in height, are set back at least 5 feet from the right-of-way, do not interfere with safe traffic circulation and do not interfere with or obstruct the view of drivers exiting onto highways or thoroughfares ~~and contain no information other than the word 'IN', 'ENTER', 'ENTRANCE', 'OUT', or 'EXIT' and/or arrows indicating desired traffic movement.~~
10. Cornerstones, commemorative tablets and historical signs, not to exceed 10 square feet in area.

615.05 Permanent Signs – Permit Required

Permanent signs shall be those permitted in areas clearly designated herein and subject to the regulations of the underlying zoning district and ~~Section 615~~ this Chapter. Application for permanent signs shall be made to the Zoning Inspector and upon his/her approval a permit issued and fee will be assessed. Permanent signs requiring a ~~Sign Permit~~ are as follows:

1. **Ground Mounted Signs** – Where permitted within this Resolution, all ground mounted monument or pylon signs shall comply with the requirements of the underlying zoning district, or the Planned Development District standards adopted for each use, and the following:
 - a) Such signs shall be in harmony with the buildings on the site, and will not detract from the appearance of the general neighborhood in which it is located or adversely affect property values in such neighborhood.
2. **Wall Signs** – Where permitted within this Resolution, all wall signs, (including those in facilities with multiple occupancies) shall comply with the requirements of the underlying zoning district, or the planned development district standards adopted for each use, and the following:
 - a) Installation – Such signs shall be installed parallel to the wall on which they are installed, and shall not project more than 16 inches from such wall, it being hereby intended to prohibit signs from projecting outward from the wall, at right angles or otherwise.
 - (i) No part of any sign shall be closer to either end of the building face on which it is erected than 2 feet.
 - (ii) No part of any sign shall be less than 8 feet above the sidewalk or ground level, if such sign projects forward of the wall on which it is mounted to such an extent as to constitute a hazard or inconvenience to pedestrian or vehicular traffic.
3. **Joint Identification Signs** – Where permitted within this Resolution, all joint identification signs shall comply with the requirements of the underlying zoning district, or the planned development district standards adopted for each use.
4. **Schools and Churches** – Where permitted within this Resolution, Schools and churches may install monument signs that include changeable copy for the purposes of advertising special events, times of service, etc.

5. **Drive-thru Menu Boards** – Where Ddrive-thru Restaurants are permitted within this Resolution, such uses shall be permitted to install Ddrive-thru menu boards subject to the following conditions:
 - a) The Ddrive-thru menu board shall be located on the property to which it refers.
 - b) The sign is oriented solely for the use of patrons utilizing the Ddrive-thru.
 - c) The sign is not intended to be visible from adjacent property or right-of-way.
 - d) The sign is limited to menu items only, shall contain no advertising, and shall not be readable from off premise.
 - e) No more than two (2) Drive-Thru menu boards shall be permitted per restaurant.

6. **Residential Development Entry Signs** – In any residential zoning district residential developments shall be permitted one ground mounted monument sign at each vehicular entry to the development subject to the following requirements:
 - a) Minimum size of development – For a residential development entry sign to be permitted the residential development shall contain a minimum of 10 platted lots constituting one development.
 - b) Copy – The sign shall be permitted to advertise the name of the development only and shall include no other copy or advertisement.
 - c) Conformance – Such signs shall conform to all of the requirements of Section 615.07 and shall be set back a minimum of 15 feet from any right-of-way.
 - d) Height and Size – Residential development entry signs shall not exceed a total of 32 square feet in display area as defined in sSection 615.07, and shall not exceed 5 feet in height including the sign, sign base, and support columns.
 - e) Landscaping – Such sign shall incorporate landscaping features around the base of the sign.

7. **Outdoor Advertising or Billboards** – Outdoor Advertising, or Billboards (as defined by ORC 519.20), for a product or service not located upon the premises on which the sign is located shall be classified as a business use and shall be permitted in all non-residential districts subject to the requirements of Section 615.07 and following regulations:
 - a) No billboard shall exceed three hundred (300) square feet of advertising area per side nor have more than two sides.
 - b) No billboard shall exceed fifteen (15) feet in height above the average grade nor have a length in excess of four times the height of the sign face.
 - c) The use shall comply with the general regulations set forth in other provisions of this Resolution.
 - d) All billboards shall be located in compliance with all local, state and federal regulations controlling the same. Billboards shall be licensed or permitted as may be required by local, state or federal agencies.
 - e) All billboards shall be located behind the building setback lines established for the district in which the sign is located and shall be at least one thousand (1,000) feet from any dwelling, church, school, or similar institution.
 - f) No billboard or outdoor advertising sign shall be located nearer than twenty-five (25) feet to any side lot line.

- g) Spacing Requirements – Each billboard site location shall be separated from every other billboard site location in accordance with the following:
- (i) Spacing requirements shall be measured along the curb line of the street that the billboard is oriented to and the measurement shall apply to both sides of the street.
 - (ii) Spacing requirements shall be measured from existing billboards regardless of the political jurisdiction within which any other billboard may be located.
 - (iii) Measurement of the spacing between billboard locations shall begin at a point nearest to the proposed billboard site location from an existing billboard site location and extending to a point nearest to the existing billboard site location from the proposed billboard site location.
 - (iv) Billboards shall be located at least 1250 feet from other billboards.

615.06 Temporary Signs, Permit Required

Temporary signs shall include signs indicating or promoting the sale or development of land, facilities or structures. Such signs shall comply with the provisions of Section 615.07 with the exception that temporary signs shall not be illuminated. Application shall be made to the Zoning Inspector and upon his/her approval a permit issued and fee will be assessed. Approval shall be for a period not to exceed those described below and may be renewed upon application. Failure to secure a renewal permit shall not constitute an automatic renewal or approval or a waiver of any fees or applicant obligations. The following requirements shall govern temporary signs:

1. **Construction / Development signs** – Signs advertising the construction or development of a property currently under construction shall be permitted as a temporary sign. Such signs shall be limited to 32 square feet in area and 8 feet in height and be a minimum of 10 feet from the public right-of-way. Permits granted for such signs shall be valid for a period of 12 months and may be renewed for (2) additional 6 month periods upon application to the Zoning Inspector.
2. **Residential Construction Signs** – Signs advertising builders or construction companies during the construction of a residence on an individual lot (not including realty signs as exempted elsewhere in this sSection) shall be permitted as a temporary sign. Such signs shall be limited to 8 square feet in display area and 5 feet in height and shall be located only on the lot where such construction activity occurs. Permits granted for such signs shall be valid for a period of 12 months and may be renewed for (1) additional 6 month period upon application to the Zoning Inspector.
3. **Signs aAdvertising the sSale of uUndeveloped lLand** – Signs advertising the sale or lease of land available for development shall be permitted as a temporary sign. Such signs shall be limited to 32 square feet of display area per side and shall not exceed 8' in height. Permits granted for such signs shall be valid for a period of 1 year and may be renewed for (1) additional 1 year period upon application to the zZoning iInspector.
4. **Model Home Signs for Model Homes and Temporary Real Estate Sales Offices** – Signs advertising a model home or temporary real estate sales office for display shall be permitted temporarily in any residential district subject to the following requirements:
 - a) Minimum size of development – For a model home sign to be permitted the residential development shall contain a minimum of 10 platted lots constituting one development.
 - b) Construction – Model home sSigns shall be a ground mounted monument sign, or a sign suspended from a braced inverted “L” type pole and shall not be illuminated by any means.
 - c) Height and size – Model home sSigns shall not exceed 16 square feet in display area as defined by Section 615.07, and shall not exceed 4 feet in height to the top of the advertising area.
 - d) Location – Model home sSigns shall be located on the same lot as the model home or temporary sales office, shall be set back a minimum of 5 feet from any property line or right-of-way, and shall not impede the view of vehicles or pedestrians.
 - e) Removal – Model home signs shall be removed by the builder within 15 days of the sale of the model home. Signs shall be removed from the lot upon discontinuance of the model home or temporary real estate sales office use or conversion to dwelling use.

615.07 General Requirements for All Signs

1. **Location** – No sign shall be placed in public rights-of-way, or in public parks or any other public property or on utility poles, trees or natural objects. No sign shall be located in such a way that it obscures traffic control signs, obstructs the view of approaching or intersecting traffic, or interferes with the visibility or safety of vehicles or pedestrians entering, leaving or crossing a public right-of-way. No sign shall be located in any residential district, except as provided for in ~~Section 615 and Section~~ this Chapter and in Chapter 635-Home Occupation.
2. **Display area** – The area of a sign or billboard shall be computed by means of a continuous perimeter forming a basic geometric shape which encloses the message or display and is differentiated from the wall or supporting structure on which it is placed in addition to the following:
 - a) Two or More Faces – Where an area of a sign or billboard has two or more display faces, the area of all faces shall be used in determining the area of the sign unless the two display faces join back to back, are parallel to each other and not more than 24 inches apart, or form a V-angle of less than 45 degrees.
 - b) Supporting Structures – Supporting structures or uprights on which a sign or billboard may be placed are excluded from the sign area if they contain no message and are clearly incidental to the display itself.
 - c) Wall Mounted Signs – For wall mounted signs which consist of individually mounted letters, numbers, or other symbols on a wall or fascia, the area of the sign shall be the area of a rectangle circumscribed around the letters, numbers, or other symbols.
 - d) Awning Signs – For awning signs, the area of the sign shall include only the letters, numbers, or graphics on the surface of the awning and not the entire area of the awning face.
3. **Height** – The Height of a sign shall be measured as the distance from the average grade surrounding the sign to the top of the highest attached component of the sign. The placement of a ground sign on a mound or raised area for the purpose of increasing the height shall be prohibited.
4. **Design** – The design of all signs shall comply with the following:
 - a) Signs shall not resemble by design, color, shape or other characteristics any common traffic control device or directional or warning signs directed or maintained by the state, municipality, or by any railroad, public utility or similar agency concerned with the protection of public health or safety.
 - b) Reverse sides of signs shall be unobtrusive and blend with the surroundings or be screened from view with landscaping.
5. **Landscaping** – All permanent freestanding signs (monument signs) shall have landscaping around the base of the sign as specified within the requirements of the underlying-zoning district.
6. **Lighting** – The illumination of all signs shall comply with the following:
 - a) If illuminated, signs shall be illuminated only by the following means:

- (i) By a white, steady, stationary light of reasonable intensity, directed solely at the sign and shielded or otherwise prevented from beaming directly onto adjacent properties or streets.
 - (ii) By white interior light of reasonable intensity with logos and/or letters lit or silhouetted on an opaque background. No additional background lighting shall be permitted.
 - b) The level of illumination emitted or reflected from a sign shall not be of intensity sufficient to constitute a demonstrable safety hazard to air traffic or to vehicular traffic on any street from which the sign may be viewed.
 - c) Ground mounted light fixtures used to illuminate signs shall be screened from view by site grading or evergreen shrubs.
7. **Construction** – All signs shall be properly constructed and maintained to insure that no hazard is created and shall be able to withstand a wind pressure of thirty (30) pounds per square foot. All electrical wiring, fittings and materials used in the construction and operation of electrically illuminated signs shall conform to the construction specifications of the National Electric Code (or the local electric code in effect) applicable building codes or regulations.
8. **Attachment** – No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape. No sign of any classification shall be attached in any form, shape or manner to another sign except as specifically permitted by this Resolution ~~or by written zoning approval.~~
9. **Maintenance** – All signs and billboards shall be kept in a safe, secure condition. Should any sign or billboard be or become unsafe or be in danger of falling, the owner of the thereof or the person maintaining the same, shall upon receipt of written notice from the Zoning Inspector proceed at once to put such sign or billboard in a safe and secure condition or remove the sign or billboard.
10. **Change in Use** – Whenever a principal use of a building or land changes, all signs which are associated with the former principal use shall be removed within 30 days, unless a new principal use of a building or land is established and the sign(s) can be adapted to the new principal use in a manner permitted by this Resolution.

Chapter 620 – Landscaping, Screening, and Buffering

620.001 Landscaping, Screening, and Buffering Generally

Landscaping, screening, and buffering shall be required by this Resolution to minimize the impact of certain structures and land uses on adjacent properties and rights of ways, and to promote the general welfare of the township. Landscaping, screening and buffering for all lots, properties and uses shall meet the requirements of this sSection in addition to the individual requirements of the zoning districts.

620.01 Landscaping, Screening, and Buffering Required

5. Where the side or rear yard of any building or use in the ORM, COM, LR, RR, or MU district abuts any parcel zoned in a residential district a landscape buffer, for the purpose of buffering the side or rear of such use or building from view of the residential area, shall be required in accordance with the following requirements:
 - a) Within the required side or rear yard setback, continuous for the entire length of such setback, there shall be installed a landscape buffer consisting of a combination of a minimum 3' high mound and a continuous planting of a combination of evergreen trees and deciduous shade trees. Evergreen trees shall be a minimum of 6' in height at the time of planting and shall be staggered or spaced to achieve a minimum opacity of 80% within 5 years of planting similar to buffer type 'C' in Appendix 1. Deciduous shade trees shall be a minimum of 2 1/2 inches in caliper at time of planting and shall be planted a minimum of 40' on center for the entire length of the landscape buffer.
 - b) Where buffering and screening is required within the ~~underlying~~-zoning district regulations for the purposes of screening outdoor storage and or loading and delivery areas, the landscape buffer as described above shall be stopped at the point where the more stringent buffer is required, shall resume at the point where the more stringent buffer ends, and shall continue to the end of the required side or rear yard setback.
6. Articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, salvaged, or otherwise not being offered for retail sale in a completed, useable and normal condition shall be screened as required by the standards of the ~~underlying~~ zoning district and as required by this ~~Section~~Chapter.
7. Any off-street parking area with 5 or more spaces shall be screened as required by the zoning district regulations and as required by this ~~Section~~Chapter.
8. Within all zoning districts, any portion of any lot that is not covered with structures, paving, crop production, or forest canopy shall be landscaped at a minimum with turf grass, as defined in ~~s~~Section 620.04, to prevent wind and soil erosion and the nuisance of excessive wind-blown dirt and dust on adjacent ~~properties~~lots.

620.02 Screening and Landscaping Standards

All screening and landscaping shall be provided in accordance with the requirements of the individual zoning districts and with the following standards:

1. Where required screening is to be accomplished by landscaping, the landscape materials shall achieve the required standards within a period of 5 years or less.
2. No landscape plantings or materials shall be located so as to adversely affect the vision of drivers, or obstruct the view within a required view triangle as defined within ~~Section~~Chapter 300.
3. All materials and equipment being stored outdoors in conjunction with a permissible use shall be screened in accordance with the requirements of the zoning district and with the following:
 - a) The storage of materials shall be screened fully to the height of stacking.
 - b) Screening shall be 100% opaque to the full height of the stacking and in no circumstance shall the outdoor storage of materials be stacked above the height of the screening provided.
 - c) For a diagram of Bbuffer types referenced in this Resolution see ~~Section~~Chapter 705 - Appendix '1'.

620.03 Landscape Maintenance

The following maintenance standards shall apply to all required landscaping, screening and ~~B~~buffering within Jerome Township.

1. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
2. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, trimmed, neat, and orderly appearance free from weeds, refuse, and debris at all times.
3. All landscape beds shall be maintained with defined edges and mulched on a yearly basis with natural hardwood mulch.
4. All plantings required by this Resolution which become unhealthy or dead shall be replaced within one year, or by the next planting season, whichever comes first with a plant of comparable species and size of the original plant at the time of initial planting.

620.04 Minimum Planting Requirements

1. **Industry Standards** — All required plant material shall comply with the latest edition of the "American Standards for Nursery Stock" as published by the American Nursery and Landscape Association.
2. **Deciduous Shade Trees** – Deciduous shade trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. All shade trees shall have a minimum caliper of at least 2 inches at the time of planting unless specified otherwise in this Resolution.
3. **Evergreen Trees** – Evergreen trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. Evergreen trees shall be a minimum height of 6 feet at the time of planting unless specified otherwise in this Resolution.
4. **Ornamental Trees** – Ornamental trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. Ornamental trees shall have a minimum height of 6 feet or a minimum caliper of 1.5 inches at the time of planting unless specified otherwise in this Resolution.
5. **Shrubs and Hedges** – Shrubs and hedges, where required by this Resolution, may be installed balled and burlapped or from a container at the time of planting. Shrubs and hedges used for screening shall be at least 24 inches in height at the time of planting and shall be sized and spaced in order to achieve the required screening within 3 years of the time of planting unless specified otherwise in this Resolution.
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6. **Turf Grass** – Grass of the family Fescue (Gramineae), Perennial Ryegrass (Lolium Perenne), Bluegrass (Poaceae), or any combination thereof shall be planted in species normally grown as permanent lawns in Central Ohio, and may be sodded or seeded; except in swales or other areas subject to erosion, where solid sod, erosion reducing net, or suitable mulch shall be used, provided that turf-grass seed shall be sown for immediate

protection until complete coverage otherwise is achieved. Sod shall be clean and free of weeds and noxious pests or diseases.

620.05 Prohibited Plant Material

Species found on the Ohio Department of Natural Resources' Agriculture invasive plant list shall not be planted or cultivated within the Township. Proactive measures should be taken to remove any invasive species according to the recommended management practices of the ODNR/ODA or other relevant public authority.

1. The following tree species are unacceptable for use to meet landscape requirements within the township:
 - a) Box Elder *Acer negundo*
 - b) Silver Maple *Acer saccharinum*
 - c) Buckeye, Horsechestnut *Aesculus* species
 - d) Tree of Heaven *Ailanthus altissima*
 - e) Paper Birch *Betula papyrifera*
 - f) European White Birch *Betula pendula*
 - g) Northern Catalpa *Catalpa speciosa*
 - h) Ginko (female) *Ginko biloba*
 - i) Osage-orange *Maclura ponifera*
 - j) Apple *Malus punila*
 - k) Mulberry *Morus* species
 - l) Poplar *Populus* species
 - m) Bradford Pear *Pyrus calleryana* "Bradford"
 - n) Upright English Oak *Quercus robur* "fastigiata"
 - o) Black Locust *Robinia pseudoacacia*
 - p) Willow *Salix* species
 - q) European Mountain Ash *Sorbus aucuparia*
 - r) Moline American Elm *Ulmus americana* "Moline"
 - s) Siberian Elm *Ulmus pumila*
 - t) North American Ash *Fraxinus* species

Chapter 625 - Free Standing Walls, Fences, and Hedges

625.001 Free Standing Walls, Fences, and Hedges Generally

No wall or fence, used for any purpose, shall be erected without the issuance of a Zoning Certificate. Applications for a Zoning Certificate to erect a fence or wall shall include plans and drawings showing the boundary and dimensions of the property upon which the fence, wall or is to be erected; the exact height, location, length, type of material and type of construction of the proposed fence or wall; the location of the buildings on the lot; or any such other information as deemed necessary for such permit certificate.

625.01 General Requirements for Walls, Fences or Hedges

1. No wall, fence, hedge or other landscape plantings or materials shall be located within any floodway, drainage easement, or located in such a way to block the natural flow of storm water thereby causing flooding detrimental to the public health safety and welfare.
2. No wall, fence, hedge or other landscape plantings or materials shall be located in any public right of way except where street trees are required, as approved in a Planned Development District, or as otherwise approved by the Township.

3. No wall, fence, hedge or other landscape plantings or materials shall be located so as to adversely affect the vision of drivers on the public streets or from driveways intersecting public streets.
4. In addition, no wall, fence, hedge or other landscape plantings or materials shall visibly obscure, hide, or screen fire hydrants, street address numbering, or other security or emergency service equipment, controls or components.
5. The height of a wall, fence, or hedge shall be measured from the established grade line to the highest point of the wall, fence, or hedge. Any light fixture placed on a pier or post may not exceed a height of 24" above the height of the pier. The height of a wall, fence or hedge may not be artificially increased by the use of mounding unless otherwise required by this Resolution for screening and buffering purposes.
6. All walls and fences shall be structurally sound, safe, and properly finished at all times. Fences shall be designed, constructed, and finished so the supporting members thereof shall face the property of the owner of the fence and the finished portion or facing of the fence shall face the adjacent property or street. Ground areas between fences and ~~property~~lot lines and between fences shall be kept properly maintained at all times.
7. All walls and fences shall be properly maintained and shall be kept free from damage, rot and disrepair over the life of the wall or fence. Walls shall be free from damage or deterioration and fences shall be kept painted or stained as originally installed.
8. The setback and height requirements of this ~~Section~~Chapter shall apply to all public street frontages.
9. Fences, walls and hedges are permitted in any required side or rear yard, provided that no fence is more than six (6) feet in height in any residential district, is located behind the principal structure, and shall not extend closer to the street than a line drawn parallel to the street and extending from the rear corner of a principal structure with exceptions for the following:
 - a) Fencing, walls or hedges that are specifically designed and used for decorative and/or landscaping purposes in any residential district may be located in front and/or to the side of the principal structure, provided such decorative and/or landscaping fences, walls, or hedges shall not exceed fifty-two (52) inches in height and shall maintain a minimum setback of 5 feet from any adjacent property line and 15 feet from any right-of-way line.
 - b) Fences for security purposes in any non-residential districts may be installed with a maximum height of 10' (unless specified otherwise in the requirements for the zoning district) provided the fence is either decorative in nature or fully screened from view from the surrounding properties by landscaping that meets or exceeds the 10' in height within 5 years of planting.
 - c) ~~Fencing height and location may vary from the standards~~Fencing may exceed the height and location standards of this sectionChapter if specifically required to achieve screening and buffering of objectionable uses as required elsewhere in this Resolution.
 - d) ~~If the fencing is in conformance with an approved Development Plan of a Planned District~~When applicable, fencing within a Planned Development District shall be in conformance with fencing approved or required by an approved Development Plan.

625.02 Permitted FencingAllowable Fence Types

The following types of fences, meeting all other requirements of this ~~sSection~~ and ~~the~~this Resolution, shall be permitted as follows:

1. Decorative wood, vinyl, or PVC privacy fences typically described as stockade, board on board, or alternating board fences shall be permitted for use in any side or rear yard in any residential district, subject to all other requirements of this ~~Section 625~~this Chapter, or for use as screening or buffering as permitted elsewhere by this Resolution.
2. Wood, Vinyl or PVC decorative rail fencing, or split-rail fencing as would normally be called a "horse rail" fence used to border property or pasture or used in residential landscape features. Vinyl coated metal mesh (square or rectangle mesh) may be used as an attachment to the interior of rail fencing for the containment of pets or livestock. Metal mesh fencing used for this purpose shall be black in color.
3. Ornamental iron or aluminum post and vertical picket type fences normally used for security or for decorative purposes.

625.03 Prohibited Fencing Fence Types

The following types of fencing shall not be permitted in any zoning district ~~or yard~~:

1. Walls, Fences or other landscaping equipped with, or having barbed wire, spikes, sharp points, or any similar device shall be prohibited with the exception of fences installed for the purposes of security within the Commerce District that are completely screened from view as required by ~~in section xxx~~by Section 445.05(5).
2. Fencing designed to emit an electric charge sufficient to cause a shock more severe than that typically found in standard livestock fencing shall be prohibited. Nothing in this Resolution shall be construed or applied to prohibit underground "invisible fences" installed for the purpose of confining pets ~~to property~~.
3. The use of chicken wire, poultry wire, or hex netting fence consisting of a plain, galvanized or PCV coated material shall be prohibited. Nothing in this Resolution shall be construed to prevent the use of such material for residential gardening purposes in the rear yard of any residential lot.
4. Chain link fences shall not be permitted except for the following instances:
 - a) Chain link fences may be used to frame and contain outdoor athletic facilities such as tennis courts, basketball courts, baseball or softball diamonds, or swimming pools.
 - b) In the Commerce District chain link fencing may be used to secure outdoor storage areas provided that the chain link fence is painted or coated black and is located on the inside of the required screening and buffering.

Chapter 630 – Exterior Lighting Standards

630.001 Exterior Lighting Generally

The purpose of this ~~s~~Section is to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, and promotion of safety and security. The regulations of this ~~s~~Section shall apply to all lighting that illuminates the exterior of a building, structure, open space, parking and loading areas, or other features of a lot with the exception of temporary lighting for the purposes of illuminating construction sites. Such temporary lighting shall be subject to a temporary use permit.

630.01 Applicable Zoning Districts

Exterior lighting requirements shall apply to all office, commercial, and industrial zoning districts, and any commercial, industrial or multi-family component of a ~~p~~lanned

dDevelopment dDistrict. Lighting plans shall be submitted for approval with all applications for a Zoning Certificate.

630.02 Submittal Required

An Exterior Lighting Plan demonstrating compliance with the Lighting Standards shall be submitted to the township and approved by the Zoning Inspector prior to the issuance of a Zoning Certificate. The Exterior Lighting Plan shall contain the following information:

1. Scaled site plans with property boundaries shown, building plans, and all building locations, building entrances, and building elevations. The plan should include layouts of the parking lot(s), driveway(s), pedestrian pathway(s), adjacent right-of-way(s), a north arrow, an address or legal description.
2. Cut-sheet(s) (profiles or specifications) for all proposed exterior light fixtures and poles.
3. Scaled ISO foot-candle plots and/or point-by-point foot-candles layouts defining compliance.
4. All changes during the construction process made after Issuance of a zoning certificate shall be *reviewed* and *approved* prior to installation and final acceptance.
5. All developments with 10 or more parking spaces are required to provide exterior lighting for all exterior doorways, pedestrian pathways and vehicular use areas.
6. All developments with less than 10 parking spaces may provide exterior lighting at all exterior doorways.
7. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

630.03 Exterior Lighting Standards and Requirements

The following standards shall apply to all exterior illumination of exterior grounds and surfaces of a site:

1. Adverse impact in the form of light pollution resulting in a public nuisance shall be prohibited. Light pollution is defined as any measurable, artificial illumination that strays beyond a site boundary both horizontally and vertically.
2. No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.
3. Plans shall provide for a minimum of 0.5 foot-candles measured at grade in all vehicular use areas and pedestrian pathways. Actual site measurement compliance shall not drop below this minimum.
4. Lighting uniformity shall not exceed a 10:1 maximum to minimum light level and a 4:1 average to minimum light level.
5. The overall height of pole-mounted luminaries shall be measured from finished grade to top of fixture unless otherwise limited and shall not exceed the maximum height as required by the individual zoning district or the requirements of the Planned Development District.
6. Lighting mounted on a building or structure shall not exceed the height of the building or structure.
7. No blinking, flashing, fluttering lights, search lights or other illuminated device that has a changing light intensity, brightness or color is permitted in any zoning district, except for temporary holiday displays.

- 8. All outdoor recreational / sport facility lighting will be reviewed for compliance with regard to the intent of these Exterior Lighting Standards to minimize the impact of light trespass and glare on all surrounding properties and public right-of-ways.
- 9. All exterior lighting used to light vehicular use areas and pedestrian pathways shall be a "Total Cut-Off Type", as defined by the latest Illuminating Engineering Society of North America's IESNA standard. All other exterior lighting including, but not limited to, doorways, architectural, accent, landscape signage, decorative, security, floodlighting or area lighting shall be "Total Cut-Off Type." No portion of the lamp, reflector, lens or refracting system may extend beyond the housing or shield so as to create or allow glare to be visible from offsite, with the following exceptions:
 - a) Lighting required by the Building Code for emergency egress when operating in emergency conditions.
 - b) Light sources which DO NOT exceed 2300 initial lumens or 4000 main beam candlepower. Roughly equal to the lighting output of one 100 watt incandescent light bulb.
- 10. Light originating on a site shall not be permitted to exceed the following values when measured at grade 10 feet beyond the property line for the following adjacent land uses:

Table 630.03 Maximum Light Trespass on adjacent lots

Land Use	Maximum Light Trespass on Adjacent Property
Residential	0.3 foot-candle
Multi-family	0.5 foot-candle
Office / Commercial	1.0 foot-candle
Industrial / Warehouse	1.5 foot-candle
Outdoor Sports Facility	See ** note above

- 11. All other luminance not addressed shall not exceed IESNA recommendations as published in their Lighting Handbook, Lighting for Exterior Environments, Recommended Practice for Lighting Merchandising Areas, or other applicable IES publications, as these publications are amended.

Chapter 635 – Home Occupations

635.001 Home Occupations Generally

The Jerome Township Trustees recognize that home occupations are essential to creating a diverse economy, reducing long commuting times and supporting a sense of community. All permitted home occupations shall conform to the requirements of the individual zoning district and the following requirements. Nothing in this section Chapter or Zoning Resolution shall prevent or restrict a resident from having a home office or working from home as a "satellite" employee when such home office has no additional employees, has no regular in-home meetings or appointments, requires no signage or identification, and all of the work functions are contained entirely within the primary residence/principal dwelling.

635.01 Limited Home Occupation

A Limited Home Occupation shall be defined as a home occupation carried on entirely within the principle residence in accordance with the following standards:

1. The Limited Home Occupation shall be clearly incidental and secondary to the use of the dwelling for residential occupancy and there shall be no substantial indication of the non-residential use of the premises which is visible or apparent as viewed from off the premises.
2. No person, other than those residing on the premises, shall own or operate such occupation. Not more than 1 non-resident employee shall be employed at any one time in a Limited Home Occupation.
3. There shall be no change in the outside appearance of the building or premises and no signage shall be approved for the Limited Home Occupation.
4. No Limited Home Occupation shall be conducted in any accessory building or structure.
5. The exterior access to the space devoted to the Limited Home Occupation shall not be used exclusively for such use.
6. No equipment or process shall be used in such Limited Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment and/or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
7. No noise associated with a Limited Home Occupation, including musical instruction, shall be detectable off of the lot or premises or shall cause a nuisance to adjacent property owners.
8. No "commercial vehicles", having dual axles, designed for the transportation of cargo including tractor-trailers shall be used for the delivery of materials to or from the premises in conjunction with the conduct of a Limited Home Occupation.
9. No traffic shall be generated by such Limited Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
10. There shall be no storage of equipment used in the Limited Home Occupation.

635.02 Expanded Home Occupation

An Expanded Home Occupation may be allowed as a conditional use of a residential dwelling unit or approved accessory structure for a legitimate business, profession, trade, service or vocation, whether or not for profit, carried on within an enclosed dwelling or approved accessory structure by the occupants residing therein in accordance with the following standards:

1. The Expanded Home Occupation shall be clearly incidental and secondary to the use of the dwelling for residential occupancy and the Expanded Home Occupation shall occupy no more than 25% of the Residential Floor Area.
2. No person, other than those residing on the premises, shall own or operate such occupation. Not more than 2 non-resident employees shall be employed on premises at any one time in an Expanded Home Occupation.
3. The exterior access to the space devoted to the Expanded Home Occupation shall not be used exclusively for such use.
4. No equipment or process shall be used on premises in such Expanded Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference that shall create a nuisance to adjacent properties. In the case of electrical interference, no equipment and/or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
5. Delivery of materials, equipment or supplies to an Expanded Home Occupation shall be limited to commercial vehicles or light trucks falling under the Federal Highway Administration Vehicle Inventory and Use Survey Class 1, 2,3,4,5, or 6. In no case shall a heavy duty vehicle of Class 7 or 8 requiring a Class B license to operate be used in a

- delivery to or from an Expanded Home Occupation. Not more than 2 deliveries of materials, equipment or supplies shall be received per day in conjunction with an Expanded Home Occupation, and such deliveries shall be limited to normal business hours.
6. If permitted an Expanded Home Occupation engaged in the repair or refurbishment of motor vehicles may operate in an approved accessory structure with the following requirements:
 - a) The approved accessory structure shall not be constructed on the lot in front of the principle residential structure.
 - b) In no case shall "junk" or "parts" vehicles or vehicles without a current vehicle registration, be stored outdoors anywhere on the lot or premises.
 - c) The storing or stacking of customer vehicles outside of the approved accessory structure shall not be permitted.
 7. No traffic shall be generated by such Limited Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
 8. Storage of materials and equipment in an Expanded Home Occupation shall be completely enclosed in a permitted accessory structure to the primary residence.

635.03 Home Occupations Permit Required

All persons proposing to conduct a Limited Home Occupation or an Expanded Home Occupation shall be required to obtain a permit from the Zoning Inspector. The initial permit shall be valid for a period of two (2) years after the date of issuance. A renewal permit shall be secured for each subsequent two (2) year period thereafter.

Chapter 640 – Temporary Uses, Events, and Sales

640.001 Temporary Uses, Events, and Sales Generally

Due to the special characteristics and needs of temporary uses, events, and sales, this Section establishes the requirements necessary to properly locate and control the activities of these uses in order to secure the health, safety and general welfare of the township.

640.01 Temporary Use, Event, or Sale Permit Required

No temporary use, event or sale shall commence until a Temporary Use Permit shall has been issued by the Township Zoning Inspector. An application for a Temporary Use Permit shall be filed at least 10 days prior to the commencement of the proposed temporary use, event, or sale. Each application for a Temporary Use Permit shall contain an address and graphic description of the property to be utilized, a description of the proposed temporary use, and, excepting temporary uses and/or sales listed in Section 640.05(1), (2), and (3), a site plan drawn to scale, which illustrates the following:

1. The lot or lots where the event or sale will occur.
2. The size and location of all existing and proposed buildings and structures on the lot, whether they are principal or accessory, or temporary or permanent structures.
3. The existing use and intended temporary use of all parts of the land, buildings and structures, whether permanent or temporary.
4. Existing zoning district on all adjacent lots.
5. Location of existing and/or proposed parking spaces, traffic flow, wheel stops, access drives, building and parking setbacks, yard requirements, and existing and proposed sanitary facilities.
6. Existing and proposed signs and billboards, including lighting and size detail.

7. Such other information with regard to the temporary use, lot, and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

640.02 Fee Required

All applications for a Temporary Use Permit shall be accompanied by a fee paid in accordance with the Schedule of Zoning Fees provided for in Chapter 250, adopted by the Board of Trustees of Jerome Township with the following exceptions:

1. The temporary use, event or sales listed in Section 640.05 (1), (2), and (3) shall not be required to pay a fee for the issuance of a Temporary Use Permit.

640.03 Permitted Temporary Uses, Events, and Sales

Temporary Use Permit shall be issued or a refusal given thereof within a reasonable period of time of the completed application and fee. If refused a written notice of such refusal and reason thereof shall be given to the applicant.

640.04 Prohibited Temporary Uses, Events, and Sales

Temporary retail sales conducted on parking lots, vacant lots, or along roadsides by transient vendors shall be prohibited unless conducted pursuant to a valid permit issued by the Township under Ohio Revised Code Section 505.94.

640.05 Supplementary Conditions and Safeguards

The following temporary uses, events or sales are deemed to be permitted temporary uses, events or sales and are subject to the following requirements in addition to applicable development standards of the district in which the use is located:

1. **Garage or Yard Sales** – Garage or Yard Sales shall be limited to not more than 2 consecutive days and only 4 such sales may be conducted during any 1 calendar year. The term "Garage or Yard Sales" shall be defined as a sale of personal property to the general public conducted inside or outside a dwelling unit on any property within a residential zoning district, including, but not limited to, garage sales, patio sales, yard sales, and porch sales. A garage or yard sales does not include the casual sale of motor vehicles, boats, trailers, motorcycles, motor homes, and other similar types of vehicles, which sales shall be regulated in accordance with the provisions of Section 640.05(3). In addition, the following regulations shall apply to garage or yard sales:
 - a) Garage or yard sales shall not be conducted on consecutive weekends.
 - b) No garage or yard sales shall commence before the hour of 8:00 a.m. nor extend later than 8:00 p.m.
 - c) Personal property offered for sale shall not be displayed closer than 20 feet of a public street or within the public right of way.
 - d) Signs for garage and yard sales shall adhere to Section Chapter 615 of this Zoning Resolution.
 - e) The Zoning Inspector may require that the township Fire Department Fire Chief review the Temporary Use Permit application for such garage or yard sale. In the event that the Chief requires that temporary no-parking restrictions be implemented on any public street, in order to protect the health and safety of the citizens of Jerome Township, the applicant for a Temporary Use Permit shall cooperate to the extent necessary for the posting of such restrictions.
 - f) No garage or yard sales conducted within a dwelling unit shall occupy more than 200 square feet of floor area of such dwelling unit, not including garage space occupied.
 - g) No person shall sell or offer for sale at such garage or yard sales any merchandise that has been purchased, consigned or otherwise acquired for purposes of resale. No

person shall sell or offer for sale at such home sale any personal property except such property that has been owned, maintained and used for personal household use by such person or members of his family on or in connection with the premises on which such sale is held. Nothing in this provision is intended to prevent a shared or community garage sale.

2. **Foreclosure or Estate sales** – Foreclosure or Estate sales involving the complete liquidation of all personal property located within the entire dwelling unit shall be limited to not more than 2 consecutive days and only 1 such sale may be conducted by the owner or occupant of such dwelling unit.
3. **Casual Sales of Motorcycles and Motor Vehicles, including Boats, but not including Trailers, Motor Homes and Other Similar Vehicles** – A casual sale of a motor vehicle, motorcycle or boat may be conducted on any property in a residential or planned residential zoning district provided the following criteria are met:
 - a) No person shall sell or offer for sale any such vehicle that has been purchased, consigned or otherwise acquired for purposes of resale. The offering of a new vehicle for sale shall be prima facie evidence that such vehicle was acquired for purposes of resale.
 - b) No person shall sell or offer to sell any such vehicles, except such vehicles as have been owned, maintained and used for personal household use by such person or members of his/her family on or in connection with the premises on which the vehicle is being sold.
 - c) No more than 3 such vehicles may be sold or offered for sale in any 1 calendar year.
 - d) No more than 1 such vehicle shall be displayed for sale on or from the property at any time. Such displayed item shall be located upon an approved driveway within the front or side yards and such displayed item shall be placed no nearer to the edge of the roadway pavement than 15 feet. In no event shall such displayed items be located in any public road right-of-way.
 - e) Not more than 2 signs, each of which shall not exceed 2 square feet in area, may be displayed for the sale of such vehicle upon or in the vehicle, provided that such sign(s) shall not be illuminated or animated.
 - f) Any such vehicle displayed for sale shall be in operating condition and capable of being immediately moved under its own power if self-propelled, or if not self-propelled, by towing by ordinary means available upon the premises, and shall have a valid and current registration decal and/or license plate.
4. **Christmas Tree Sales** – Christmas tree sales may be permitted for a period not exceeding 35 consecutive days during any one calendar year in any nonresidential zoning district or upon a church, school or similar site within a residential zoning district provided no activities are conducted within the public right-of-way and adequate off-street parking is provided in accordance with the minimum parking set-back.
5. **Temporary Real Estate Sales Offices and Model Homes** – ~~Temporary real estate sales offices may be permitted for any new subdivision within a residential zoning district provided sales activities are limited to that subdivision only and such office is not used as a dwelling. Such temporary office use shall cease upon completion of the sales of lots within the subdivision. Rentals or re-sales of lots and/or units in the subdivision shall not be conducted from the temporary office.~~ Temporary real estate sales offices within a dwelling or model homes may be permitted for any new development within a residential zoning district or any residential component of a Planned Development District that

contains 10 or more platted lots. Sales activities shall be limited to that development only and shall not involve sale or lease of lots or dwellings not contained with the development. A dwelling used as a temporary real estate sales office may not be simultaneous occupied or used as a dwelling. Such temporary office or model home use shall cease upon completion of the sales of lots within the development. A zoning certificate shall be required to re-establish the dwelling use and the dwelling shall meet all applicable building regulations. In no case shall any dwelling be used as a model home for a period of more than 5 years.

- 6. **Temporary Second Residential Use Dwelling** – Any person owning a lot in the an Agricultural, Rural Residential, or Low Density Residential zoning district may be permitted a temporary second residential use single-family dwelling on their lot for the following conditions:
 - a) If the existing housedwelling on such a lot has been damaged or destroyed by fire or other disaster, the owner of the lot may be permitted to live on-site in a temporary trailer during the re-construction of the existing homedwelling. Such temporary usetrailer shall be ~~approved~~permitted only for the duration of the active re-construction of the existing homedwelling and shall be removed within 30 days of receiving a certificate of occupancy for the ~~restored structure~~principal dwelling.
 - b) The owner of such a lot may be permitted to live in an existing homedwelling on the lot during construction of a new homedwelling on the same lot provided that the existing homedwelling shall be demolished within 30 days of having received a certificate of occupancy for the new homedwelling. ~~A permit issued for such a purpose shall be valid for a period not to exceed 12 months and shall be eligible, upon application to the zoning inspector, for (1) additional 6 month period. The existing home shall be demolished within 30 days of the expiration of such permit.~~
- 7. **Temporary Contractors' Offices** – Temporary contractors' offices and equipment sheds, other than portable storage units, in association with construction activities may be permitted within any district, provided such uses are removed immediately upon issuance of a certificate of occupancy for all facilities within the project.
- 8. **Temporary Public Events** – Temporary public events sponsored by a public or non-profit organization may be permitted within any non-residential zoning district or upon a church, school or other similar site within a Rresidential Zzoning Ddistrict provided adequate off-street parking, sanitary facilities, lighting, and security are provided. Temporary public events shall be limited to not more than 7 consecutive days and only 2 such events may be conducted on any single property in any 1 calendar year. Temporary public events include, but are not limited to, temporary uses such as tent meetings, bazaars, festivals, flea markets, art shows, and other similar public events. Temporary uses permitted in this sSection do not include major rock concerts or similar functions that will normally attract more than 500 persons at any single event.
- 9. **Portable Storage Units** – Portable storage units in accordance with the provisions of Sections 640.06 and 640.07.

640.06 Portable Storage Units

Portable storage units may be permitted as a temporary use in any zoning district only in conjunction with the following activities:

1. Temporary use for construction sites as accessory to and in association with an on-going commercial or industrial construction project. Such storage unit shall be removed upon substantial completion of the project.
2. Temporary use when the occupant of the property on which the portable storage unit is located is relocating. Portable storage unit shall not be located on the property for a period exceeding 7 consecutive days or for a period of 14 total days in any 180 consecutive day period.
3. Temporary use to facilitate temporary activities not described above for a period not to exceed 7 consecutive days or for a period of 14 total days in any 180 consecutive day period.

640.07 Portable Storage Unit Criteria Regulations

Portable storage units shall be subject to the following requirements:

1. A portable storage unit placed on any residential property in any district shall not exceed 170 square feet in size (total floor area) and 8 feet in height.
2. Portable storage units used for the purpose of storing tools, materials and equipment on commercial and industrial properties under construction may exceed 170 square feet. Such storage units may only be permitted on property currently under construction and shall be removed immediately upon substantial completion of the construction work. On properties where construction work has halted for a period greater than 4 consecutive weeks all storage units and storage trailers shall be removed.
3. Not more than 1 portable storage unit shall be permitted on any property at any time, with the exception of commercial or industrial properties currently under construction.
4. No portable storage unit shall be located in a public right-of-way.
5. Portable storage units shall be located no closer to an adjacent property than 10 feet, or the required minimum side or rear yard setback for accessory buildings in the district in which the unit is located, whichever is greater.
6. Portable storage units, except those used for the storage of tools, materials and equipment on commercial or industrial properties under construction, shall only be used for the storage of personal property and for no other purpose whatsoever.
7. The placement of portable storage units shall be in such manner as not to create a public nuisance.
8. A portable storage unit is not permitted as a permanent accessory storage structure regardless of the proposed location on a ~~property~~lot.

Chapter 645 – Accessory Uses and Accessory Structures

645.001 Accessory Uses and Accessory Structures Generally

Accessory ~~U~~ses and Accessory ~~S~~tructures shall meet the standards and requirements of the applicable ~~Z~~oning ~~D~~istrict and the requirements of this ~~Section 645~~Chapter. (Amd. 6-25-2018)

645.01 Accessory Uses, Buildings, and Accessory Structures Defined

As used in ~~Section 645~~Chapter, the terms "Accessory Use", "Accessory Structure", and "Accessory Building" have the same meaning as defined in Chapter ~~300~~Definitions and be permitted provided that the following requirements are met:

1. Be subordinate to the principal use, building, or structure.
2. Be subordinate in area to the principal use, building, or structure.
3. Be customarily incidental to the principal use, building, or structure.

4. Except as otherwise regulated elsewhere in this Resolution, an accessory use, accessory building, or accessory structure shall be a permitted use, or an approved conditional use within the District.
5. Swimming pools, pool houses, hot tubs, sport courts, tennis courts, basketball courts, batting cages, detached opened aired structures, such as pergolas and gazebos, decks, patios, fireplaces, fire pits or other similar detached structures shall be classified as recreational structures and shall be governed by the regulations of this section Chapter 645. They will not be considered an accessory structure. Recreational structures will be required to meet the minimum setback requirements of the lot on which they are constructed and shall require the issuance of a zoning certificate prior to construction. (Rev.Amd. 12-17-2018)

645.02 Accessory Uses, Accessory Buildings and Accessory Structures Permitted

~~As used in Section 645, the terms "Accessory Use", "Accessory Structure", and Accessory building have the same mean as defined in Chapter 3 Definitions and may be permitted provided the the following requirements are met.~~

1. No more than 3 accessory buildings shall be permitted on lots larger than 0.5 acres in a residential zoning district. On residential lots smaller than 0.5 acres no more than 1 building shall be permitted.
2. Accessory uses, accessory buildings, and accessory structures shall not be established prior to the establishment of the principal use, building, or structure. As noted in SectionChapter 220, zoning certificates are required.
3. A Zzoning Ccertificate shall be required prior to the erection, addition, or alteration of an accessory structure or use on any lot.
4. Accessory uses, buildings, or structures shall be located on the same lot as the principal use or structure and located subject to the development standards of the Zzoning Ddistrict in which it is located.
5. Accessory uses, buildings, and accessory structures shall be located to the rear of the principal structure and shall be no closer than 10 feet from any part of the principal structure. Accessory uses, buildings, and accessory structures shall meet all required side and rear yard setback requirements of the applicable zoning district. Accessory uses, buildings, and accessory structures shall not be located within a recorded easement.
6. Unless otherwise prohibited by lot area coverage requirements, only one (1) storage shed as an accessory building may be permitted on a residential lot, provided that the area of said storage shed does not exceed 200 square feet of floor area in size. The maximum height of a side wall for any storage shed shall not exceed eight (8) feet and the exterior peak height shall not exceed fourteen (14) feet. A storage shed shall have an exterior which is compatible in appearance to the principal structure on the lot. This includes, but is not limited to materials, colors, texture, and roof types.
7. Any accessory use, recreational structure, or accessory building or accessory structure in any zoning district shall have an exterior which is complimentary in materials to the principal building on the parcel or lot. This includes, but is not limited to materials, colors, texture, and roof types. No temporary accessory structures such as tents, tarps, fabric covered structures, etc. shall be used for storage or permitted within any district. (Rev.Amd. 12-17-2018)
8. No commercial uses shall be conducted within an accessory structure unless otherwise approved as part of a permitted or in a Limited or Expanded Home Occupation, defined by SectionChapter 635, an approved conditional use permit, or commercial/industrial zoning district.

9. Permanently mounted basketball posts are considered a permitted accessory structure provided that such pole is maintained in good repair and meets all of the required setbacks of the lot on which it resides. Temporary, or movable, basketball posts are considered a permitted accessory structure provided that the use of such post shall be prohibited within the public right-of-way.
10. The maximum size floor area and height of accessory buildings or structures shall be based upon the standards established in the following table. If more than one accessory building or accessory structure is allowed, the sum of the size of all accessory structures or buildings cannot exceed the maximum size permitted by the following table. The ratio of length to width of any accessory structure or building cannot exceed 2:1
11. Principal structures shall not have more than two attached structures that would be defined as a subordinate accessory use or structure if it were detached. This includes any accessory use or structure, which is not defined as floor area for either residential or commercial uses attached to the principal structure via a common wall, roof-line, breezeway, or by any other means of attachment. ~~(Cannot daisy chain multiple structures together.)~~ (Rev.Amd. 12-17-2018)

Table 645.02 Accessory Structures (Amended Amd. 12-17-2018)

Lot Size	Maximum Size of Accessory Building(s) in floor area.	Maximum Height (measured from the finished grade to the mean slope of the roof)
Less than .50 acre	450 square feet	15 feet
Equal to or greater than .50 acre but less than one (1) acre	650 square feet	15 feet
Equal to or greater than one (1) acre but less than two (2) acres	1000 square feet	Shall not exceed the height of the principal structure
Equal to or greater than two (2) acres but less than three (3) acres	2000 square feet	Shall not exceed the height of the principal structure
Equal to or greater than three (3) acres but less than four (4) acres	2500 square feet	25 feet
Equal to or greater than four (4) acres but less than five (5) acres	3000 square feet	30 feet

Five (5) or more acres (non-agricultural)	4000 square feet	35 feet
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645.03 Swimming Pools as Accessory Uses or Structures

Swimming pools, not including farm ponds, shall be any pool, lake, or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than twenty-four (24) inches. Swimming pools, exclusive of portable swimming pools with a diameter less than 12 feet or with an area of less than 100 square feet, may be allowed in any residential zoning district or commercial zoning district as an accessory use permitted by this Resolution subject to compliance with the following regulations:

1. **Private Residential Swimming Pools** – In all Zzoning Ddistricts where residential uses are permitted the following regulations for swimming pools shall apply:
 - a) The swimming pool is intended and is to be used solely for the enjoyment of the occupants of the dwelling unit on the property on which it is located.
 - b) The swimming pool is an accessory use of the property on which it is located. It may not be located in front of the principal residence and may not be located, including any walks, paved areas, or accessory structures adjacent thereto, within the required side or rear yard setback of the zoning district.
 - c) The swimming pool or the entire rear yard on which it is located shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall shall not be less than 48 inches in height and shall be maintained in good condition with a self-closing gate and self-closing lock. In addition the construction of such fence or wall shall be consistent with all other aspects of this Resolution and the requirements of the ~~Union County Building Code and the Residential Building Code of Ohio~~applicable building codes and regulations, and all other applicable codes or requirements.
 - d) Temporary swimming pools are permitted in rear yards only if less than 12' in diameter and are only allowable from May 15th through September 15th.

2. **Multi-Family Swimming Pools** – A pool that is located within and designed to service specifically a multi-family development shall be permitted as an accessory use or structure irrespective of whether or not such pool is owned or operated by a homeowners association. A private pool designed to service specifically a multi-family development shall be subject to the same yard requirements as listed for principal structures in that district. Such pool shall be constructed and fenced or enclosed in accordance with the requirements of this Resolution, ~~the Union County Building Code, the Ohio Building Code~~the applicable building codes and regulations, and all other applicable ~~C~~codes or requirements.

3. **Community or Club Swimming Pools** – Where permitted by the appropriate ~~Commercial or Recreational~~zoning district, a community or club swimming pool shall be subject to the following requirements:
 - a) The pool is intended for the use and enjoyment of the members and families, and guests of members of the association or club under whose jurisdiction the pool is operated.
 - b) Such pool shall be constructed and fenced or enclosed in accordance with the requirements of this Resolution, ~~the Union County Building Code, the Ohio Building Code~~applicable building codes and regulations, and all other applicable Codes or

requirements. Such wall or fence shall not be less than six (6) feet in height and access to such pool shall be adequately controlled by a self-closing gate and self-closing lock.

- c) The pool and all accessory structures to include decks or areas used by bathers shall not be closer than fifty (50) feet to any property line.

645.04 Reserved for Future Use

645.05 ~~Granny Flats~~ Accessory Dwelling Units

Where specified within residential zoning districts, ~~Granny Flats~~ accessory dwelling units may be permitted as a conditional use in association with a principal use or structure provided that the following standards are met:

1. The property owner shall live on-site, and the ~~granny flat~~ accessory dwelling unit shall be subservient to the principal use of the property as a dwelling. Residents of the accessory dwelling unit shall be limited to the use of the resident's own family. Prior to the application for a zoning certificate, the owner shall record a deed restriction which shall restrict the use of the accessory dwelling unit to such residents, and state that if the unit shall not be available for lease to the general public. Such deed restriction shall be submitted with the application for a zoning certificate.
2. Size of ~~granny flat~~ accessory dwelling unit or handicapped accessible suite: 600 square feet of floor area minimum, 816 square feet of floor area maximum.
3. Shall maintain a single-family residential appearance that blends with the principal structure and the neighborhood. An architectural rendering and floor plan shall be provided to and approved by the Board of Zoning Appeals.
4. Public water and sewer shall be provided, or the lot shall be adequately sized for, and systems approved for water supply and wastewater disposal to serve both the principal residence and the ~~granny flat~~ accessory dwelling unit.
5. Off-street parking shall be provided for both the residential use and the proposed ~~granny flat~~ accessory dwelling unit. ~~No one space shall block another. Garages count as parking spaces.~~
6. If the ~~granny flat~~ accessory dwelling unit is proposed to be above an approved garage structure the maximum height of the accessory structure shall conform to the maximum height of the district. A ~~granny flat~~ accessory dwelling unit may be located on the first or second floor.
7. All structures shall meet the standards of the ~~current edition of the State of Ohio Residential Building Code~~ applicable building codes and regulations.

645.06 Private Towers, Antennas, and Similar Structures

The private ownership (not of a public utility or similar organization) of radio and T.V. towers, antennas, satellite earth stations (dish antennas in excess of 24" diameter), solar collectors, and similar structures may be permitted in association with a principal use or structure provided that the following standards are met:

1. All towers, antennas and similar accessory structures shall be located to the rear of the building setback line and no such structure shall be permitted to encroach upon the minimum required side yard and rear yard setback.

2. No such structure shall be permitted to exceed 35 feet in total height, inclusive of the height of any building or base upon which said structure is erected, except upon issuance of a Conditional Use Permit in accordance with ~~Section~~Chapter 240 of this Resolution.
3. Any guy anchorage or similar device shall be at least ten (10) feet from any property line.
4. No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest overhead electrical power line or phone line less 5 feet, excluding lines which serve only the lot on which said structure is placed.
5. No structure shall be closer to any property line than an amount equal to the height of the structure plus 20 feet.
6. Suitable fencing and/or landscaping or other treatment is provided to effectively prevent unauthorized climbing of the structure.
7. The structure or activity for which the structure is used shall not interfere with radio and television reception on nearby properties.
8. Proposed solar collectors (including roof mounted facilities) shall be sited and screened as necessary to prevent glare from impacting any public road.
9. Prior to issuance of any ~~Z~~zoning ~~C~~ertificate for a tower or similar structure as described in this ~~s~~Section, the applicant shall submit a plot plan and supporting information to the Zoning Inspector which shows the following:
 - a) Proposed location and height of proposed structure, support systems, and distances to the nearest phone, electric lines and property lines.
 - b) Type of structure and construction materials, and, if requested by the Zoning Inspector, a structural engineering analysis.
 - c) Documentation of any maintenance program which may be necessary.
 - d) Proof that a building permit can be obtained or is not necessary for the proposed structure.
 - e) Proof that any license which may be required has been or will be obtained.
 - f) All fencing, landscaping or other treatment which may be required.
 - g) Other information as may be requested by the Zoning Inspector.

Chapter 650 – Small Wind Projects

650.001 Small Wind Projects Structures Generally

The purpose of this ~~s~~Section is to accommodate small wind projects, or wind energy systems, under 5 megawatts in size in appropriate locations, while minimizing adverse visual, safety and environmental impacts of the system. In addition, this ~~s~~Section provides a permitting process for small wind projects to ensure compliance with the provisions of the requirements and standards established herein.

650.01 Definitions

As used in this Chapter, the follow definitions shall apply:

1. **Anemometer** – A temporary wind speed indicator constructed for the purpose of analyzing the potential for utilizing a wind energy system at a given site. This includes the tower, base plate, anchors, cables and hardware, wind direction vanes, booms to hold equipment, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for

- either instantaneous wind information or to characterize the wind resource at a given location.
2. **Fall Zone** – The potential fall area for a tower-mounted wind energy system. It is measured by using 110% of the total height as the radius around the center point of the base of the tower.
 3. **Structure-Mounted Wind Energy System** – A wind energy system mounted on a structure roof, walls, or other elevated surface that includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system. A structure mounted wind energy system shall project no more than 15 feet above the highest point of the roof excluding chimneys, antennae, and other similar protuberances.
 4. **Net Metering** – The process by which surplus energy generated by a customer, as measured by the difference between the electricity supplied by an electric service provider and the electricity generated by a customer in an applicable billing period, is fed back to the electric service provider with customer compensation.
 5. **Power Grid** – The transmission system created to balance the supply and demand of electricity for consumers in Ohio.
 6. **Shadow Flicker** – Shadow flicker occurs when the blades of the turbine rotor cast shadows that move across the ground and nearby structures.
 7. **Tower Mounted Wind Energy System** – A wind energy system mounted on a tower that includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system.
 8. **Tower** – The monopole or guyed monopole constructed to support a wind energy system.
 9. **Total Height** – The vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade, or the maximum height reached by any part of the wind energy system.
 10. **Tower Height** – The height above grade of the fixed portion of the tower, excluding the wind energy system.
 11. **Wind Energy System** – A system that converts the kinetic energy of the wind into electricity available for use beyond that used by the system.

650.02 Applicability

1. Small Wind Projects may be permitted as a conditional use in certain zoning districts pursuant to SectionChapter 240 of this Resolution.
2. No wind energy system shall be erected, constructed, installed or modified, except as permitted in 650.03, without first receiving a conditional use permit pursuant to SectionChapter 240 of this Resolution.
3. No wind energy system shall be erected, constructed, installed or modified, except as permitted in Section 650.03, without first receiving a Zzoning Ccertificate pursuant to SectionChapter 220 of this Resolution.
4. No wind energy system shall be erected, constructed, installed or modified without first receiving a building permit from the appropriate approving agency.

650.03 Development Standards

Wind energy systems shall be evaluated for compliance to the following standards:

1. **Fall Zone** – Tower mounted wind energy systems shall provide a safe fall zone in accordance with the following:

- a) A tower mounted wind energy system shall have a fall zone at least 110% of the total height from:
 - (i) Any public road right-of-way, unless written permission is granted by the governmental entity with jurisdiction over the road.
 - (ii) Any future road right-of-way pursuant to the Union County Thoroughfare Plan or thoroughfare plan of adjacent jurisdictions, where appropriate.
 - (iii) All overhead utility lines.
 - (iv) All property lines, unless the affected land owner provides written permission through a recorded easement allowing the wind energy system's fall zone to overlap with the abutting property.
 - (v) Any principal structure.
- b) Guy wires used to support the tower of a tower mounted wind energy system are exempt from the wind energy system fall zone requirements.
2. **Tower** – The tower of a tower-mounted wind energy system shall not exceed a height necessary to comply with the required fall zone, or a maximum height of 100 feet, whichever is less. The applicant shall provide evidence that the proposed tower height of a tower mounted wind energy system does not exceed the height recommended by the manufacturer of the wind energy system.
3. **Sound Level** – Operation of wind energy systems shall not exceed 55 decibels, except during short-term events such as severe wind storms and utility outages. This information shall be obtained from the manufacturer of the wind energy system, and all readings, if necessary, shall be taken from the nearest neighboring property line.
4. **Shadow Flicker** – Wind energy systems shall be sited in a manner that does not result in shadow flicker impacts. The applicant has the burden of proving that their wind energy system does not have an impact on neighboring or adjacent uses either through siting or mitigation.
5. **Signs** – All signs, both temporary and permanent, are prohibited on wind energy systems, except as follows:
 - a) Manufacturer's or installer's identification on the wind energy system.
 - b) Appropriate warning signs and placards.
6. **Code Compliance** – Wind energy systems shall comply with all applicable sections of the Ohio Building Code.
7. **Aviation** – Wind energy systems shall be built to comply with all applicable Federal Aviation Administration regulations. Evidence of compliance or non-applicability shall be submitted with the Conditional Use application.
8. **Visual Impacts** – It is inherent that wind energy systems may pose some visual impacts due to the total height needed to access the wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner's access to wind resources, in accordance with the following.
 - a) The applicant shall demonstrate through project site planning and proposed mitigation that a wind energy system's visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind energy system design or appearance, buffering, and screening of ground mounted electrical and control equipment.
 - b) The color of wind energy systems shall be painted with a non-reflective, unobtrusive color that blends in with the surrounding environment.
 - c) Wind energy systems shall not be artificially lit unless such lighting is required by the Federal Aviation Administration. If lighting is required, the applicant shall provide a copy of the Federal Aviation Administration determination to establish the required markings and/or lights for the wind energy system.

- 9. Utility Connection** – Wind energy systems proposed to be connected to the power grid through net metering shall adhere to Ohio Revised Code Section 4928.67 or any future corresponding statutory provision.
- 10. Access:**
- a) All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
 - b) The tower of a tower mounted wind energy system shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of 10 feet above the ground.
- 11. Clearing** – Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of wind energy systems and as otherwise prescribed by applicable laws, regulations and ordinances.
- 12. Wiring and electrical apparatuses** – All wires and electrical apparatuses associated with the operation of a tower-mounted wind energy system, except guy wires, shall be located underground.
- 13. Maintenance:**
- a) All wind energy systems shall be maintained in good working order.
 - b) Any physical modification to the wind energy system that alters the mechanical load, mechanical load path, or major electrical components shall require reapplication for conditional use under this ~~s~~Section. Like kind replacements shall not require re-application.
- 14. Multiple Wind Energy Systems** – Multiple wind energy systems are allowed on a single parcel so long as the owner/operator complies with all regulations set forth in
- 15. Historic Sites**
- a) No wind energy system shall be located within 1,000 feet of any registered historic site or historic district.
 - b) Written proof of compliance with this requirement shall be provided by the Ohio Historic Preservation Office and be submitted with the conditional use application.
- 16. Controls and Brakes** – All wind energy systems shall be equipped with a redundant braking system which shall include:
- a) Aerodynamic over-speed controls which include variable pitch, tip and other similar systems and;
 - b) Mechanical brakes which shall be operated in fail-safe mode.
 - c) Stall regulation shall not be considered a sufficient braking system for over-speed protection.

650.04 Procedure for Review

The following Items shall be required prior to the construction of any small wind projects within Jerome Township:

- 1. Conditional Use Permit** – In accordance with ~~Section~~Chapter 240 a wind energy system shall be subject to receiving a Conditional Use Permit prior to installation or modification thereof. The following items shall be submitted along with the application for a Conditional Use Permit and all items required by ~~Section~~Chapter 240:
- a) **Site Plan** – A site plan shall be submitted for review. The following items shall be the minimum requirements for a complete application. The site plan shall include the following:
 - (i) Property lines and physical dimensions of the applicant's property.
 - (ii) Location, dimensions and types of existing structures on the property.

- (iii) Location of the proposed wind energy system, foundations, guy wires and associated equipment.
 - (iv) Fall Zone depicted as a radius around the center of the tower for a tower mounted wind energy system.
 - (v) The right-of-way or future right-of-way according to the Union County Thoroughfare Plan of any public road that is contiguous with the property.
 - (vi) Two (2) foot contours of the applicant's property and properties contiguous to the subject property.
 - (vii) All overhead utility lines.
 - (viii) The site plan shall be prepared and stamped by a professional engineer or surveyor licensed to practice in the state of Ohio.
- b) Wind energy system specifications, including manufacturer, model, rotor diameter in addition to tower height and tower type, if tower mounted, for small wind energy systems.
 - c) Documentation shall be provided regarding the notification of the intent with the utility regarding the applicant's installation of a wind energy system if the wind energy system will be connected to the power grid.
 - d) Tower foundation blueprints or drawings for tower mounted wind energy systems.
 - e) Tower blueprints or drawings for tower mounted wind energy systems.
 - f) Sound level analysis prepared by the wind energy system manufacturer or qualified engineer.
 - g) Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code (typically provided by the manufacturer).
 - h) Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
 - i) Evidence of compliance with all development standards as outlined in Section 650.03 of this Resolution.
2. **Zoning Certificate** – A Zoning Certificate shall be obtained in accordance with Section Chapter 220 of this Resolution.
3. **Building Permit** – A Building Permit shall be obtained from the appropriate approving agency.

650.05 Decommission

The following requirements shall apply when the small wind project is to be removed or abandoned:

- 1. At such time that a wind energy system is scheduled to be decommissioned or discontinued, the applicant will notify the Zoning Inspector by certified U.S. mail of the proposed date of discontinuation of operations.
- 2. Upon decommission or discontinuation of use, the owner shall physically remove the wind energy system within 90 days from the date of decommission or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Zoning Inspector. "Physically remove" shall include, but not be limited to:
 - a) Removal of the wind energy system.
 - b) Removal of any tower and other related above ground structure.
 - c) Restoration of the location of the wind energy system to its natural condition, except that any landscaping, grading or below-grade foundation may remain in the after-conditions.

3. In the event that an applicant fails to give such notice, the system shall be considered decommissioned or discontinued if the system is out of service for a continuous 2 year period. After 2 years of inoperability, the Zoning Inspector may issue a Notice of Decommission to the owner of the wind energy system. The owner shall have the right to respond to the Notice of Decommission within 30 days from the date of receipt. The Zoning Inspector shall withdraw the Notice of Decommission and notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the wind energy system has not been decommissioned.
4. If the owner fails to respond to the Notice of Decommission or if after review by the Zoning Inspector it is determined that the wind energy system has been decommissioned or discontinued, the owner of the wind energy system shall remove the wind energy system, tower and other related above-ground structures at the owner's sole expense within 3 months of receipt of the Notice of Decommission.

650.06 Anemometer

The construction of an anemometer tower for the purpose of collecting data to develop a wind energy system, shall abide with the following requirements:

1. Anemometer towers shall adhere to the wind energy system standards as described in Section 650.02 – Applicability.
2. Anemometer towers shall be installed on a temporary basis not to exceed 18 months.
3. Anemometers shall meet all applicable requirements of Section 650.03

Chapter 655 – Telecommunications Towers**655.001 Telecommunications Towers Generally**

As provided for in Section 519.211 of the Ohio Revised Code, Public Utilities or other functionally equivalent providers may site a telecommunications tower in conformance with the requirements of this ~~section~~ Chapter.

655.01 Towers Proposed Within Commercial, Industrial, or Exclusively Agricultural Areas

Public utilities or other functionally equivalent telecommunications providers may site a telecommunications tower as a permitted use in any zoning district except those expressly zoned for residential use. The areas zoned for residential use are deemed to be all land located within the Rural Residential, Low Density Residential, and Medium Density Residential Districts, as well as any residential component of an approved Planned Development District.

1. Local zoning authority shall not extend to the regulation of maintenance or use of such a tower or to any change or alteration that would not substantially increase the tower's height.
2. The local zoning authority over proposed telecommunications towers shall apply only to a particular tower, only upon provision of a notice of objection to that particular tower. No blanket zoning authority exists over telecommunications towers in residential districts unless and until a written notice of objection has been timely filed.

655.02 Towers Proposed Within Areas Zoned for Residential Use

Telecommunications towers may be regulated in areas zoned for residential use upon receipt of an objection pursuant to the regulations of ORC 519.211(B)(2). The provisions of this Resolution concerning telecommunications towers are not intended to replace or modify ORC 519.211, but instead are intended only to incorporate ORC 519.211 and its terms into this Resolution.

1. **Notice** – Notice shall comply with ORC 519.211(B)(3).
2. **Procedure if Objections are Filed** – Upon the timely receipt by the Jerome Township Board of Trustees of an objection to a proposed telecommunications tower, the Board of Trustees shall proceed as provided in ORC 519.211(B)(4)(a).
3. **Procedure if No Objections are Filed** – Telecommunications towers shall be permitted as a use exempt from any local zoning authority in residential-zoned areas residential districts if no objections are timely filed as provided in Section ORC 519.211(B)(4)(b).

655.03 Local Zoning Authority

If objections are timely filed for a proposed telecommunications tower in a residential zoning district then the telecommunications tower may only be permitted as a conditional use by the Board of Zoning Appeals, provided all of the following conditions of this sSection are met:

1. **Conditional Use Application** – Consistent with the procedures set forth in sectionChapter 240 of this Resolution, an application for conditional uses shall be filed with the Board of Zoning Appeals. The application shall include:
 - a) A locator map which shall contain the following:
 - (i) The location of all the applicant's existing facilities within a radius of one (1) mile of the proposed location of the telecommunications tower.
 - (ii) The general location of planned future facilities within a radius of one (1) mile of the proposed location of the telecommunications tower.
 - (iii) For each location of the applicant's existing facilities within a radius of one (1) mile of the proposed location of the telecommunications tower, there shall be listed:
 - a The type and size of tower at each location;
 - b The type of equipment located or proposed on each tower;
 - c The space available on the tower for additional equipment; and
 - d A site plan showing the parcel on which any existing or proposed tower, antenna or equipment is located.
 - b) A scaled and dimensioned site plan for the facility that is being proposed, containing the following:
 - (i) the location, type and size of existing and proposed towers, antennas and equipment located or to be located at the site;
 - (ii) the location of existing and proposed buildings and structures, access drives, circulation and parking areas;
 - (iii) detailed drawings of the landscape screening plan and related design standards;
 - (iv) on-site land uses, structures and zoning district, and adjacent land uses, structures and zoning districts;
 - (v) setbacks from property lines and dwellings within 600 feet of the proposed tower;
 - (vi) legal description of the lot on which the tower is to be sited; and
 - (vii) Any other information necessary to assess compliance with this sSection.
 - c) A written certification from a Professional Engineer stipulating:
 - (i) that the tower's design is structurally sound and in compliance with all applicable federal, state and local building codes;
 - (ii) That the equipment placed on the tower and at the site complies with all current FCC regulations.
 - (iii) That the tower will, to the extent possible, accommodate co-location of additional wireless communication antennas for future use, with a statement as to the number of antennas capable of being accommodated and the ultimate height needed for the stated co-location capacity; or, alternatively, an explanation as to the reasons why the tower will not be constructed to accommodate co-location.

2. **Conditional Use Procedure by Board of Zoning appeals on Receipt of Application** – Consistent with the procedures set forth in Sections 240.02 and 240.03 of this Resolution, the Board of Zoning Appeals shall provide notice of, conduct a public hearing and render a decision on the conditional use requested in the application filed pursuant to Section 655.03(1) of this Resolution.
3. **General Requirements for all Telecommunications Towers in Residential Zones**
 - a) The applicant or tower provider shall demonstrate that the proposed tower location in a residential area is essential to service the applicant's service area and that there are no alternative sites in commercial, industrial, or exclusively agricultural areas. If another tower or tall structure is technically suitable, the applicant shall show that a reasonable request to co-locate was made and that such request was rejected. "Tall structures" shall include smoke stacks, water towers, electric transmission towers, existing antenna support structures or other telecommunications towers, utility buildings and structures over 48 feet in height.
 - b) The owner/operator shall remove a tower within one hundred eighty (180) days after the tower's use is discontinued.
4. **Development Standards for all Telecommunications Towers in Residential Districts**
 - a) No telecommunications tower shall be permitted to be located in any platted subdivision approved under Sections 711.05, 711.09 or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen (15) or more lots approved under Section 711.131 of the Ohio Revised Code that are contiguous to one another or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, when at least thirty-five percent (35%) of the lots within such subdivision or area are developed with at least one (1) dwelling unit.
 - b) The maximum height of a tower proposed for one (1) antenna facility for use by a single telecommunications provider in a residential area shall be 100 feet. The maximum height of a tower proposed for multiple antenna facilities for shared use by multiple telecommunications providers in a residential area shall be as follows:
 - (i) Towers proposed for and designed to support the co-location of a total of two antenna facilities – 115 feet;
 - (ii) Towers proposed for and designed to support the co-location of a total of three antenna facilities – 130 feet; and
 - (iii) Towers proposed for and designed to support the co-location of four or more antenna facilities – 145 feet. The additional height shall be approved concurrent with the need to co-locate additional telecommunications antennae.
 - c) Tower height shall be the distance measured from the base of the tower, at grade, to the highest point on the tower, including any antenna. Grade shall be determined as the elevation of the natural or existing topography of the ground level prior to construction of the tower.
 - d) The tower base shall not be placed closer than the sum of height of the tower plus forty feet from any existing residential dwelling unit located on a lot contiguous to or directly across the street from the lot on which the tower is proposed to be constructed.
 - e) A tower base shall be located no closer to any lot line than the distance equal to the height plus 25% of the proposed tower. Any stabilization structures or guys shall be located no closer to any lot line than 50 feet.
 - f) The tower base shall be located no closer to a street right-of-way than permitted in permitted in the underlying zoning district.

- g) Reasonable and safe access and circulation shall be provided to the tower. The location and design of the access drive and circulation areas shall be subject to review and comment by the Fire Chief (or the Chief's designee) of the fire department providing primary fire service to the Township.
 - h) Security fencing shall be provided to prevent uncontrolled access to the tower site. The tower shall be screened by an eight (8) foot high fence or barrier. A continuous evergreen hedge, trees or similar landscape materials of a size, type, area and design deemed appropriate by the Board of Zoning Appeals shall be placed outside of and along the fence or barrier. Any solid fence or barrier shall contain no advertising, but may contain one small identification sign not to exceed three square feet in size. The storage of any equipment shall be contained inside the screened area.
 - i) The tower and related screening shall, to the extent practicable, be designed to be aesthetically and architecturally compatible with the surrounding environment. The tower shall not contain, or be illuminated by artificial lights, beacons or strobes, unless otherwise required by the Federal Aviation Administrations (FAA) or the Federal Communications Commission (FCC). Any required illumination shall be fully disclosed on the site plan.
 - j) Unless otherwise approved by the Board of Zoning Appeals, the tower shall be of a monopole design, disguised at the top as a pine tree.
 - k) No advertising is permitted anywhere on the tower.
 - l) Where the tower is located on a property which is not owned by the tower operator, the applicant shall present documentation that the owner of the property has approved the application.
 - m) The applicant shall provide a signed statement indicating that he or she agrees to allow for the potential co-location of other antenna facilities to the extent possible, until said tower has reached full antenna capacity.
 - n) A telecommunications antenna may be attached to a nonresidential building or structure that is permitted in the district, provided that the tower's height does not exceed twenty (20) feet above the existing building or structure to which the tower is attached.
 - o) If the applicant proposes to construct a separate equipment shelter on the site, the equipment shelter shall be shown on the site plan, be designed to be aesthetically and architecturally compatible with the surrounding environment, be located completely within the fenced area of the site, and be in compliance with the accessory building regulations of the district in which it is to be located.
 - p) A letter of credit shall be posted in favor of the Township to assure that the project will be completed.
 - q) The applicant shall complete the telecommunications tower or structure within one year of construction commencement.
- 5. Towers on Township Property** – With the prior consent of the ~~Jerome Township~~Board of Township Trustees obtained through resolution, a telecommunications carrier may site a telecommunications tower on township-owned property not zoned for residential use pursuant to Section 655.01. Additionally, with the prior consent of the ~~Jerome Township~~Board of Trustees obtained through resolution, a telecommunications carrier may site a telecommunications tower on ~~township-owned~~ township-owned property zoned for residential use, but only after obtaining a conditional use permit pursuant to Sections 655.03(1&2) and all requirements of Section 655.03(3&4) have been fully met.
- 6. Co-location on an Existing Tower or Concealed Inside an Existing Structure** – If a telecommunications carrier desires to co-locate a telecommunications antenna on an

existing telecommunications tower or concealed inside an existing structure in an area zoned residential zoning district, and such a co-location will result in a substantial change in the height of the tower, a ~~Certificate of Zoning Compliance~~ zoning certificate may be obtained provided that the requirements found in the following provisions are met: Section 655.03(3&4). A substantial change in height shall mean the addition of more than 40 feet to the existing tower or structure.

Chapter 660 – Adequate Drainage/Ponds

655.001 Ponds Generally

Every lot or use in any zoning district proposing a farm pond or drainage pond shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use as determined by the Union County Soil and Water Conservation District and shall meet the following standards provided in this Chapter.

660.01 Pond Regulations

Prior to construction of the pond ~~(unless already approved by the county engineer)~~ a ~~pond~~ zoning certificate shall be secured and approved by the Zoning Inspector. ~~Pond permit approval is~~ shall be based upon the following criteria; ~~(all documentation shall be included at the time of submittal):~~

1. Union Soil and Water Conservation District (SWCD) shall review and approve proposed construction site with landowner.
2. The pond shall be designed in accordance with Natural Resource Conservation Service (NRCS) Standards and Specifications along with the United States Department of Agriculture's (USDA) National Engineering Field Manual for Conservation Practices. Tile found in working order on site shall be rerouted around proposed pond. Soil shall be spread in a manner not to encroach on adjacent properties.
3. The Union County Soil and Water Conservation District or a Professional Engineer (P.E.) registered in the State of Ohio shall be responsible for designing the pond and doing site inspections during construction to assure that the pond is constructed according to the approved plan.
4. The pond outlet shall be designed to flow into a tile or natural waterway.
5. Setbacks: All ponds shall be located a minimum of 50 feet from road right-of-way to the high water mark of the pond and 30 feet from the high water mark of the pond to all side and rear lot lines.
6. All ponds shall be located on a property having a 2-acre minimum lot size.
7. All ponds shall be at least ¼ acre in size unless approved otherwise by the county engineer.
8. All ponds shall meet the requirements of the County Engineer's Office.

Chapter 665 – Adult Entertainment

665.001 Adult Entertainment Generally

Whereas, the establishment of adult entertainment ~~businesses~~ facilities has a deleterious effect on existing businesses and the surrounding residential segments of neighborhoods, causing blight and downgrading of property values, and has an overall detrimental effect on the health and welfare of the Township; and Whereas, such businesses characteristically utilize excessive illumination to identify their locations at night, thereby distracting passing motorists; and Whereas, such ~~businesses~~ facilities characteristically operate during the late hours of the evening and early hours of the morning, thereby creating excessive noise levels

adversely affecting contiguous and surrounding properties and persons utilizing such properties; and Whereas, such businesses have a general overall adverse effect on the health and welfare of the patrons of such ~~businesses~~facilities, of visitors to the Township, of the citizens of the Township, and upon the surrounding neighborhoods, thereby necessitating the regulation of the location of such ~~businesses and uses~~facilities within the Township; The following standards shall govern ~~the zoning and development of Adult entertainment businesses in Jerome Township~~ adult entertainment facilities.

665.01 Adult Entertainment Defined

An adult entertainment facility is defined as a facility having a significant portion of its function as adult entertainment which includes the following listed categories:

1. **Adult Bookstore** – An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" as herein defined or an establishment with a segment or section devoted to the sale or display of such material.
2. **Adult Mini Motion Picture Theater** – A facility with a capacity for less than fifty (50) persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
3. **Adult Motion Picture Theater** – A facility with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
4. **Adult Entertainment Business** – Any establishment involved in the sale or services or products characterized by the exposure or presentation of "specified anatomical areas" or physical contact of live males or females, and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

665.02 Requirements for Adult Entertainment Facilities

Adult entertainment facilities are subject to the conditions set forth in the Zoning Resolution and the following requirements.

1. No adult entertainment facility shall be established within one thousand (1,000) feet of any area zoned for residential use.
2. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any school, library, or teaching facility, whether public or private, governmental or commercial, which school, library, or teaching facility is attended by persons less than eighteen (18) years of age.
3. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any park or recreational facility attended by persons less than eighteen (18) years of age.
4. No adult entertainment facility shall be established within a radius of two thousand (2,000) feet of any other adult entertainment facility.

5. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any established church, synagogue, or established place of religious services which is attended by persons less than eighteen (18) years of age.
6. No advertisements, displays or other promotional materials shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other areas public or semi-public.
7. All building openings, entries, windows, etc. for adult uses shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public area, sidewalk or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semi-public areas.
8. No screens, loudspeakers or sound equipment shall be used for adult motion picture theaters (enclosed or drive-in) that can be seen or discerned by the public from public or semi-public areas.
9. Off-street parking shall be provided in accordance with the standards for permitted use within RR District for similar uses.

Chapter 670 – Public Nuisance Regulations

670.001 Public Nuisances Regulations

No land or building in any zoning district within ~~Jerome~~the Township shall be used or occupied in any manner as to create any dangerous, injurious, noxious, or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining properties. Any use permitted by this Resolution may be undertaken and maintained provided acceptable measures and safeguards are employed in accordance with the following standards:

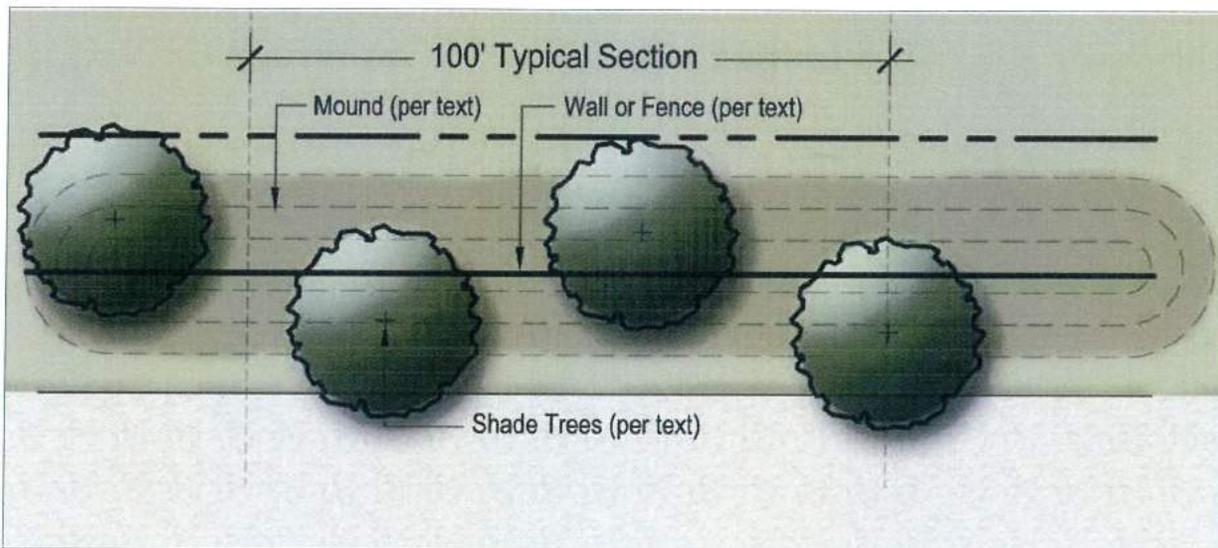
1. **Trash, Debris, Litter, and Junk** – No trash, debris, litter, rubbish, scrap, unused personal property, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any other garbage, refuse or junk shall be permitted to accumulate on any lot or portion thereof. Piles of any type of fill, topsoil, gravel, and mulch shall not be permitted to remain on any lot, not under active construction, for a period greater than 21 days with the exception of active construction sites.
2. **Outdoor Storage of Vehicles and Equipment** – Unless specifically permitted by the Board of Zoning Appeals as incident and necessary to a permitted or conditional use in any District, the outdoor storage of any inoperable, unlicensed, or unused motor vehicle, or the outdoor storage of any new or used industrial equipment shall be prohibited unless said vehicles or equipment are fully screened from view from any public right of way or adjacent property in accordance with the standards established in ~~section~~Chapter 620.
3. **Fire and/or explosion hazards** – All activities involving the use or storage of flammable or explosive materials shall include the provision of adequate safety measures against the hazard of spill, fire and explosion. The owner shall provide adequate fire-fighting and fire suppression equipment and shall conform to all standards of the Occupational Safety and Health Administration.
4. **Vibration and Noise** – No uses shall be located and no equipment shall be used in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject property. Noise which is

objectionable by community standards and or as determined by the Ohio Environmental Protection Agency and/or Occupational Safety and Health Administration due to volume, frequency or beat shall be muffled or otherwise controlled.

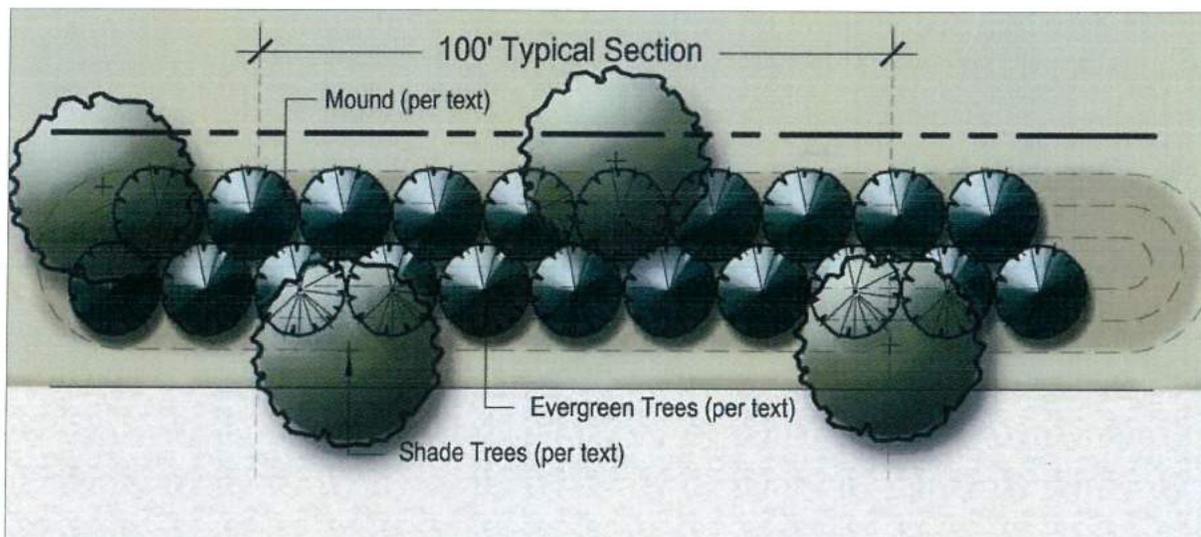
5. **Odors** – No use shall be operated so as to produce continuous, frequent or repetitive emission of odors in such concentration as to be perceptible at or beyond the property line on which the use is located. All applicable standards of the Environmental Protection Agency shall be adhered to.
6. **Glare, Heat and Exterior Light** – Any operation producing glare, intense heat or bright or intense light such as welding or other uses shall be conducted in an enclosed facility and shall not be visible beyond the property line of the lot on which the use is located.
7. **Air Pollution** – No pollution of air by fly-ash, dust, smoke, vapors or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling. All standards of the Environmental Protection Agency shall be adhered to.
8. **Electrical, Magnetic, or Radioactive Disturbance** – No activity shall be permitted that shall emit dangerous radioactivity, or electrical or magnetic disturbance that cause danger to persons or property, health risks, or that adversely affect the operation of any equipment. All standards of the Environmental Protection Agency and the Occupational Safety and Health Administration shall be adhered to.
9. **Erosion** – No erosion, by either wind or water, shall be permitted which will carry objectionable substance onto neighboring properties. All standards of the Environmental Protection Agency shall be adhered to in regards to the control of erosion.

Chapter 705 – Appendix 1 – Buffer Diagrams

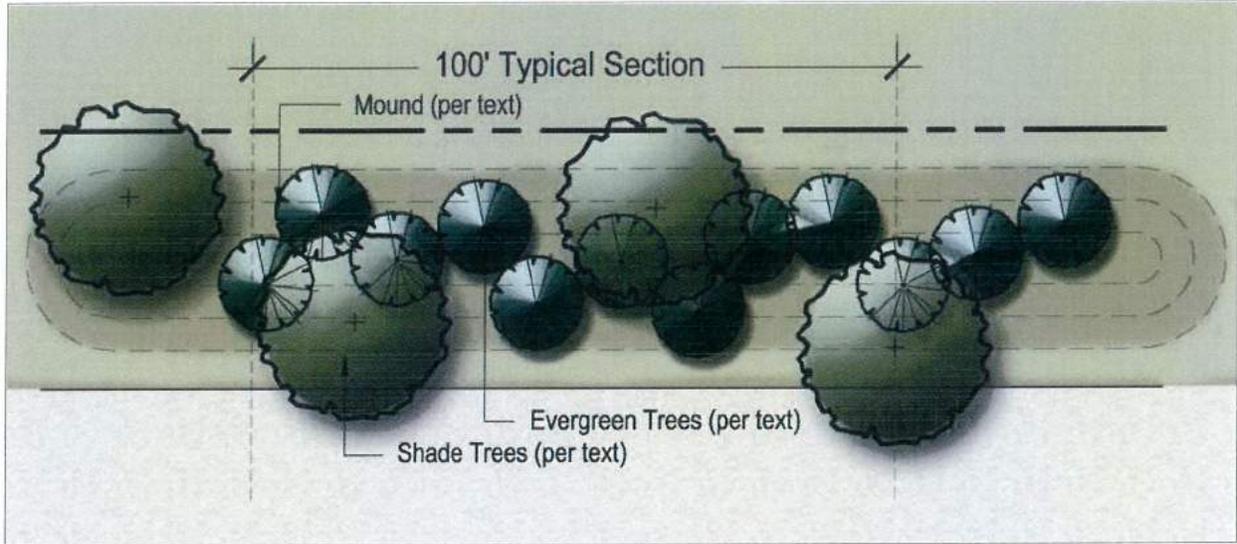
The following buffer diagrams provide a representative example of the required screening and buffering referenced within each zoning district. The following diagrams shall serve as a guide while the requirements of the individual zoning districts within the Resolution shall govern the height of the mounding, size and spacing of the plant materials and opacity of screening required.



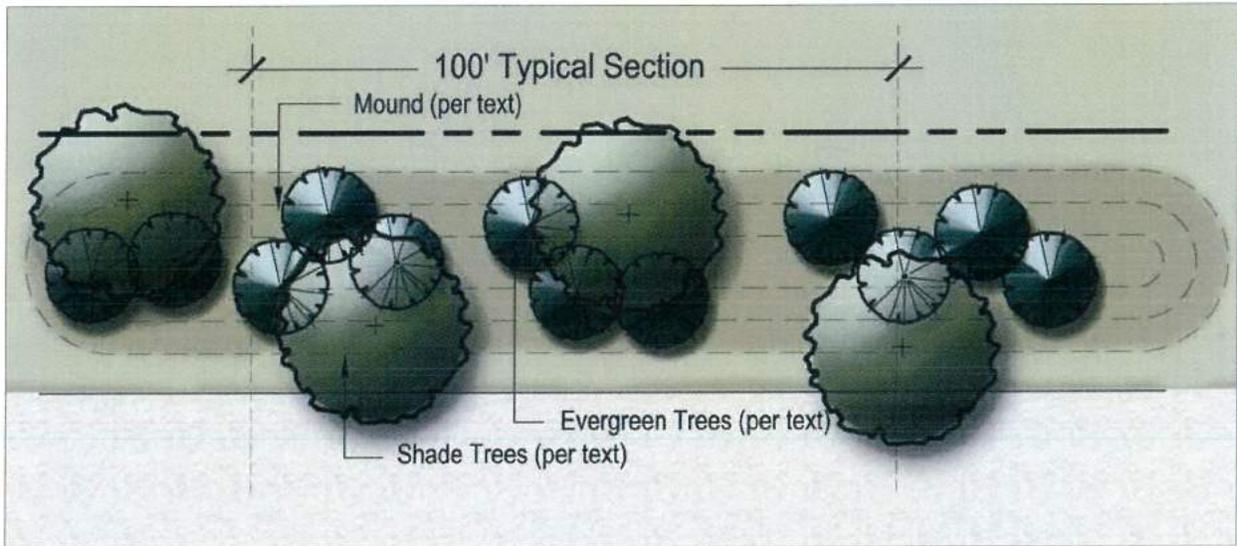
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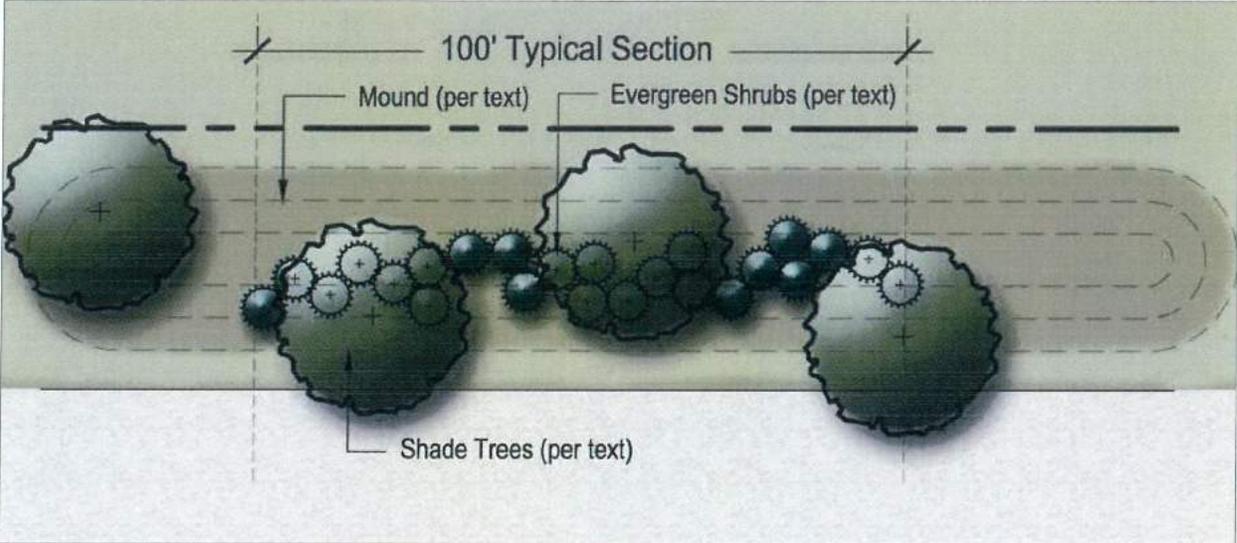
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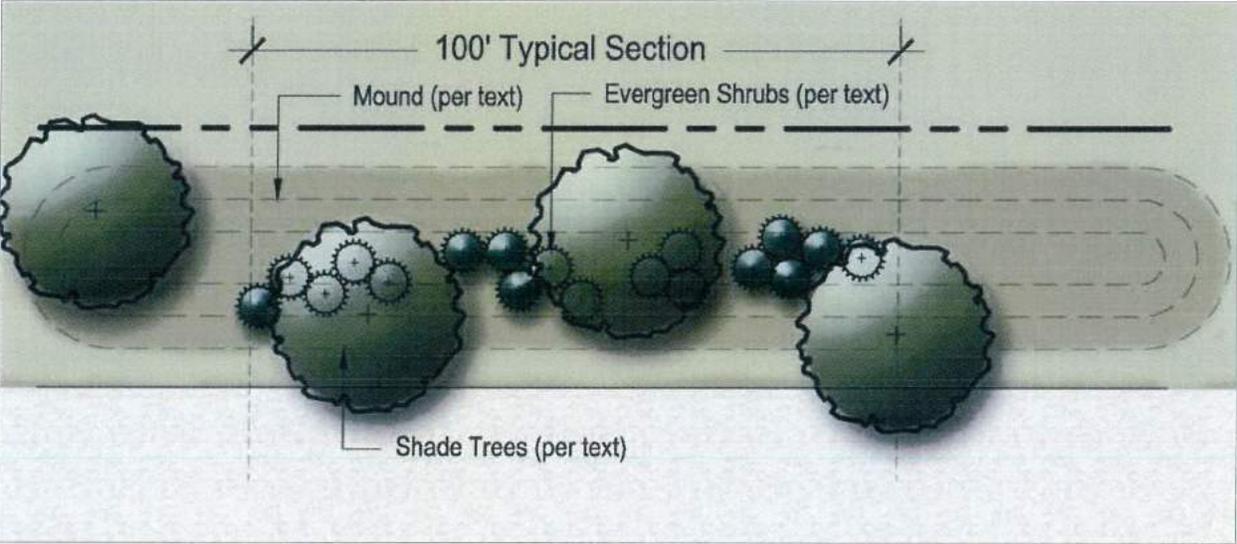
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Buffer Type 'D'



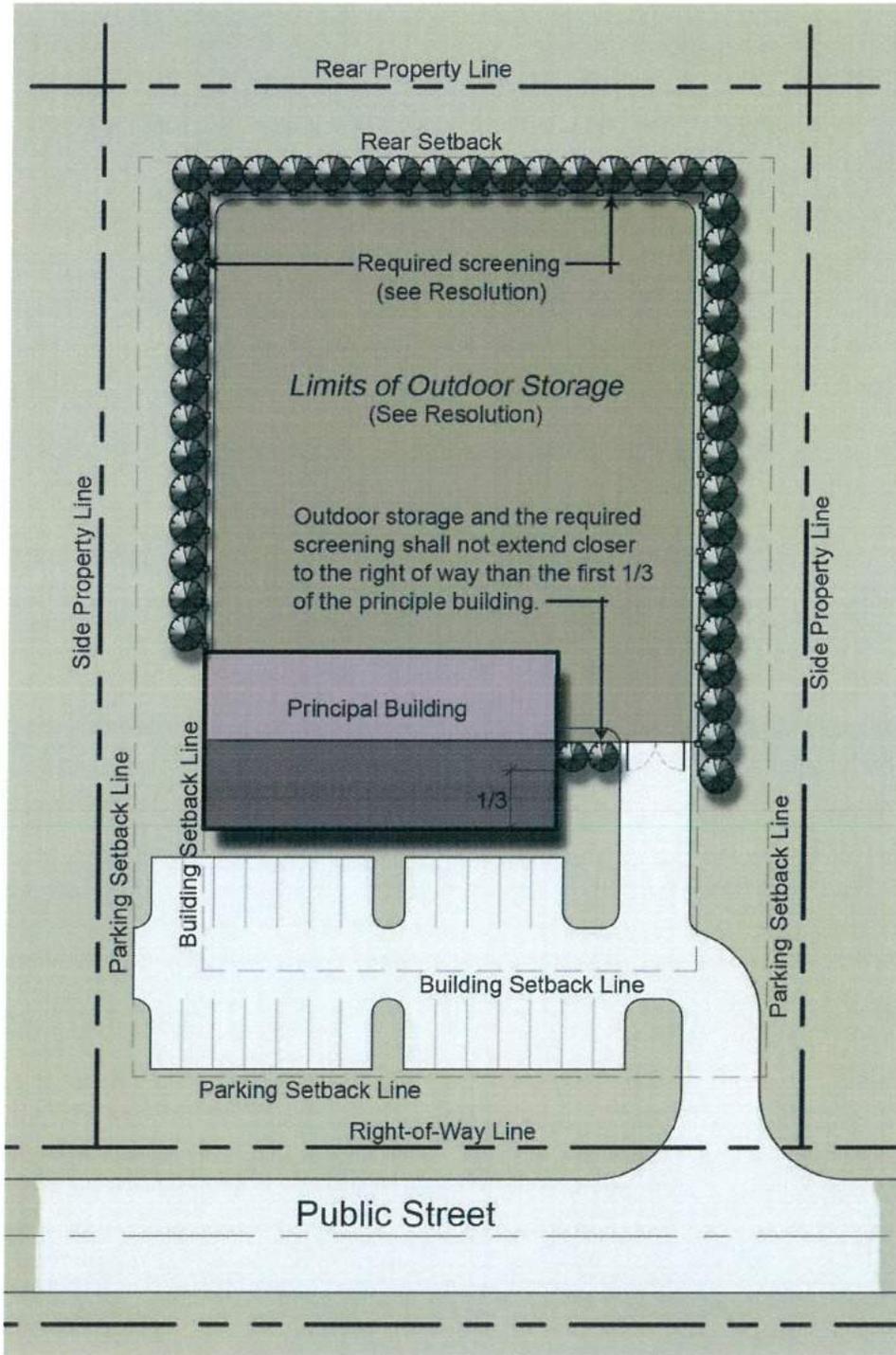
Buffer Type 'E'



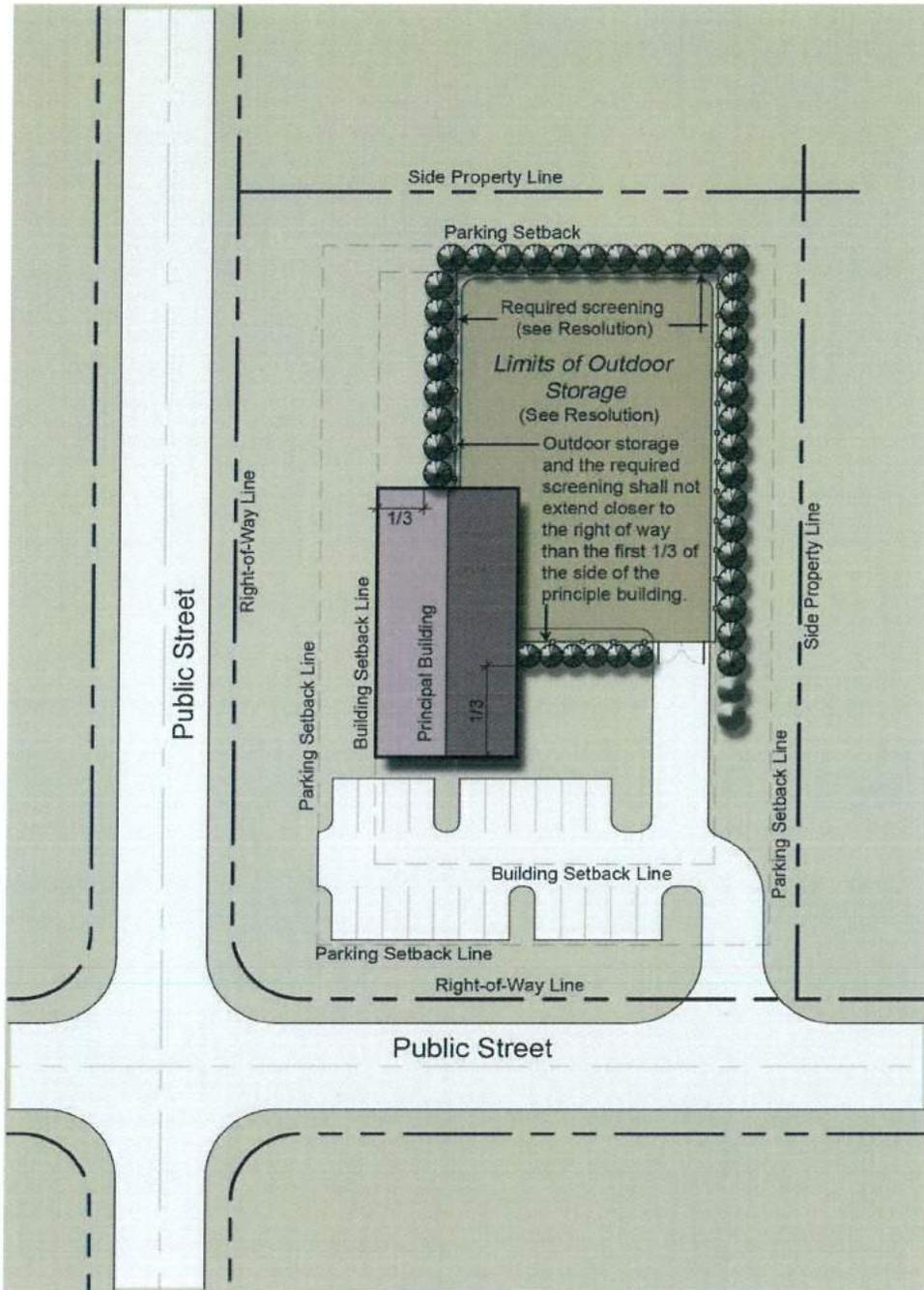
Buffer Type 'F'

Chapter 710 – Appendix 2 – Buffer Diagrams

The following diagrams provide a representative example of the required setbacks and screening and buffering referenced for the outdoor storage of materials and equipment within the Commerce District. The following diagrams shall serve as a guide while the requirements of the individual zoning districts within the Resolution shall govern the height of the mounding, size and spacing of the plant materials and opacity of screening required.



Outdoor storage placement and screening – standard lot



Outdoor storage placement and screening - corner lot

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Thursday, July 2, 2020 2:05 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: Re: Subdivision Plats

Brad,

Please see below for my comments. Sorry, it's been a rough week!

Jeremy

On Thu, Jul 2, 2020 at 9:02 AM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Jeremy,

Do you all have any comments for the below plats?

- Dublin Green – Preliminary Plat
 - No comments since the majority of the construction at this development is complete.
- ERN-2, Phase 2 – Final Plat
 - No comments
- GPN-12, Phase 2 – Final Plat
 - A fifteen (15) foot easement shall be provided along the entirety of the future Ryan Parkway right-of-way.
- Thomas Duff AKA FedEx Ground Facility – Final Plat
 - No comments

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

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Marysville, Ohio 43040

[\(937\)645-7358](tel:(937)645-7358) (office)

[\(937\)645-7351](tel:(937)645-7351) (fax)

jhoyt@marysvilleohio.org





LUC MODEL ZONING TEXT

Solar Energy: Definitions

Article XXXX Definitions.

Solar energy related definitions:

- a) **Accessory Solar Energy**: A solar collection system consisting of one or more roof/structure mounted and/or ground/pole mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.
- b) **Principal Solar Energy Production Facility**: An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. Large solar energy production facilities consist of one or more free-standing ground/pole, or roof/structure mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. These production facilities primarily produce electricity to be provided off-site.
- c) **Solar Energy Equipment**: Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter, batteries, mounting brackets, framing and/or foundation used for or intended to be used for the collection of solar energy.
- d) **Solar Photovoltaic (PV)**: The technology that uses a semiconductor to convert light directly into electricity.
- e) **Clear Fall Zone (Solar Energy)**: An area surrounding a ground/pole mounted solar energy system into which the system and/or components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing the structure's failure that shall remain unobstructed and confined within the property lines of the primary lot where the system is located. The purpose of the zone being that if the system should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not intrude onto a neighboring property.

LUC Model Text (Zoning & Subdivision Committee; _____)



LUC MODEL ZONING TEXT

Solar Energy Systems (Version 1)

Section XXXX Solar Energy Systems (Less than 50 MW)

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. A solar energy system is permitted in all zoning districts as an accessory to a principal use.
2. A solar energy system shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
3. Roof/Structure mounted solar energy systems:
 - a. Shall be flush-mounted, or as long as it matches the slope of the roof, shall have a maximum tilt of no more than five (5) percent steeper than the roof pitch on which it is mounted.
 - b. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - c. May be mounted to a principal or accessory building.
 - d. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs and may not be taller than eighteen (18) inches above the roofline of a flat roof.
4. Ground/Pole mounted solar energy systems:
 - a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.



5. Solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.
6. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.
7. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:
 - a. Elevation of the proposed solar energy system(s) at maximum tilt.
 - b. Evidence of established setbacks of 1.1 times the height of any structure and "clear fall zone".
 - c. Proof of notice to the electric company regarding the proposal.
 - d. Letter from the County Health Department/District or appropriate sanitary sewer operating authority stating location will not interfere with the septic or sewer system, whichever is applicable, on the property.

B. Principal Solar Energy Production Facilities

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility, or subsidiary use, as defined by the Ohio Power Siting Board (50 MW or greater). It is also not the purpose of this regulation to regulate public utilities that meet the definitions as stated in the O.R.C. 4905.02 or O.R.C. 4905.03 and the three criteria of O.R.C. 4905.65(B).

Principal Solar Energy Production Facilities are prohibited in any district.

LUC Model Text (Zoning & Subdivision Committee; _____)



LUC MODEL ZONING TEXT

Solar Energy Systems (Version 2)

Section XXXX Solar Energy Systems (Less than 50 MW)

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. A solar energy system is permitted in all zoning districts as an accessory to a principal use.
2. A solar energy system shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
3. Roof/Structure mounted solar energy systems:
 - a. Shall be flush-mounted, or as long as it matches the slope of the roof, shall have a maximum tilt of no more than five (5) percent steeper than the roof pitch on which it is mounted.
 - b. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - c. May be mounted to a principal or accessory building.
 - d. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs and may not be taller than eighteen (18) inches above the roofline of a flat roof.
4. Ground/Pole mounted solar energy systems:
 - a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising the solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the heights of the solar energy system or at least twenty (20) feet from the nearest property line, whichever is greater.



5. Solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.
6. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.
7. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:
 - a. Elevation of the proposed solar energy system(s) at maximum tilt.
 - b. Evidence of established setbacks of 1.1 times the height of any structure and "clear fall zone".
 - c. Proof of notice to the electric company regarding the proposal.
 - d. Letter from the County Health Department/District or appropriate sanitary sewer operating authority stating location will not interfere with the septic or sewer system, whichever is applicable, on the property.

B. Principal Solar Energy Production Facilities

It is the purpose of this regulation to promote the safe, effective and efficient use of principal solar energy production facilities principally designed to produce greater levels of electrical energy, either for consumers with higher energy demand levels or designed primarily to produce energy to be supplied directly to the electrical grid. No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility, or subsidiary use, as defined by the Ohio Power Siting Board (50 MW or greater). It is also not the purpose of this regulation to regulate public utilities that meet the definitions as stated in the O.R.C. 4905.02 or O.R.C. 4905.03 and the three criteria of O.R.C. 4905.65(B).

All principal solar energy production facilities shall meet the following requirements:

1. The proposed solar energy project must be located on at least five (5) acres of land.
2. For purposes of determining lot coverage, the total surface area of all ground mounted and freestanding solar collectors including cells, panels, and water collector devices shall be considered impervious. Panels mounted on the roof of any building shall be subject to the maximum height regulations as specified in the underlying zoning district.
3. To the extent feasible, all on-site utility and transmission lines, that are the responsibility of the principal solar energy production facility to maintain, shall be placed underground.
4. Roof/Structure mounted solar energy systems:



- a. Shall be flush-mounted, or as long as it matches the slope of the roof, shall have a maximum tilt of no more than five (5) percent steeper than the roof pitch on which it is mounted.
- b. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
- c. May be mounted to a principal or accessory building.
- d. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs and may not be taller than eighteen (18) inches above the roofline of a flat roof.
5. Ground/Pole mounted solar energy systems:
 - a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be erected within an established clear fall zone.
6. Solar energy systems shall be designed and located in order to prevent reflective glare towards any inhabited building on adjacent properties as well as adjacent street right of ways.
7. The proposed principal solar energy production facility must comply with any applicable airport zoning overlay and height restrictions, and the ability to comply with the FAA regulations pertaining to hazards to air navigation must be demonstrated.
8. All mechanical equipment of solar energy systems including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate, and provide screening in accordance with the zoning resolution.
9. Setback requirements from property lines and adjacent zoning districts shall be twenty (20) feet or the principal structure setback, whichever is greater.
 - a. Roof-mounted solar energy equipment are exempt from setback requirements, provided that the equipment is located within the footprint of the roof.
10. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.
11. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of the application and shall include:
 - a. Elevation of the proposed solar energy system(s) at maximum tilt.
 - b. Evidence of established setbacks of 1.1 times the height of any structure and "clear fall zone".
 - c. Proof of notice to the electric company regarding the proposal.



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regional planning commission
(DRAFT 07-02-2020)

- d. Letter from the County Health Department/District or appropriate sanitary sewer operating authority stating location will not interfere with the septic or sewer system, whichever is applicable, on the property.
- e. Letters from the County Engineer, Township, and State Department of Transportation regarding the status of any Road User Maintenance Agreement.

LUC Model Text (Zoning & Subdivision Committee; _____)

DRAFT



Zoning & Subdivision Committee
Thursday, July 9, 2020

The Zoning and Subdivision Committee met in regular session on Thursday, July 9, 2020 at 11:47 am online through Zoom. Meeting information was published on LUC's agenda and posted on LUC's website.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Wes Dodds, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Tammy Noble, Tom Scheiderer, Jeff Stauch and Andy Yoder. Absent members were: Tyler Bumbalough, Ashley Gaver, and Aaron Smith.

Guests included: Justin Wollenberg, Terrain Evolution; David Watkins, Jerome I; Steve Skilken, Jerome I; Megan Sloat, Jerome Township; Eric Snowden, Jerome Township; Kamran Khorshidi, Jerome Township; Patricia Brown, Jerome I.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Tom Scheiderer moved a motion to approve the minutes from the June 11, 2020 meeting as written and Steve McCall seconded. All in favor.

1. Review of Dublin Green Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Jeff Stauch – Nothing has changed regarding moving forward with the necessary improvements and just in the interest of time I'm willing to go ahead and make a motion unless anyone has any questions.
 - Brad Bodenmiller – I know the developer has joined also; I don't know if you want to.
 - Dave Watkins – I'm counsel for Jerome I. I think what's the biggest thing we haven't discussed is there's a lawsuit that was brought by Union County against Jerome I seeking an adjunctive release and some other things basically arguing that Jerome I was obligated to provide right of way at no charge to Union County based on Union County development agreement. Pursuant to a motion summary judgement that we filed, the court did rule that the county has breached that agreement. So, back in 2017, the contract said the roundabout had to be finished, counsel for Jerome I notified the county that they were in breach and that the contract was no longer in effect. So it's our position that there's no obligation to provide roundabout right of way for no cost. As soon as the judge finalizes that decision, which is now set for trial in September, that will become obvious. So there's no legal responsibility on the part of Jerome I to provide any land for the roundabout. I would note that the lots are developed in



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Director: Bradley J. Bodenmiller

such a way that when the roundabout is put in, if it's ever put in, and proper eminent domain proceedings take place, there will be no problem getting that roundabout in where the county at this point in time thinks it should be. So we think if that's the primary reason I think that the county engineer has said that he would wish he would deny this and I don't think that's a viable argument. And also, originally the development agreement stated that Jerome I would proceed with the subdivision pursuant to the subdivision regulations, it's always been our position that based on the status of this subdivision, of this development, that it's really not subject to the regulations of the subdivision regulations. And the only reason why the plats were submitted was pursuant to an agreement with the county, which the county breached and is no longer operable.

- Tammy Noble – Jeff, do we typically ask developers to contribute to infrastructure or contributions based on their development proposal? In Dublin that's a typical thing, I don't understand what the issue is.
 - Jeff Stauch – Yes, Tammy, we do. It's very common. It's very common practices. The committee has witnessed with a number of other development proposals that have come through LUC. As Brad mentioned, the sub regs do provide traffic studies, to proposed developments and the impacts to the infrastructure to the roadways that not only involves right of way necessary for such improvements but in some cases contributions which are in play in both cases here. And Mr. Watkins is correct, there is pending litigation which they requested it to be continued. We've gone through this for a number of months and years and we were to go to trial this past week, but the Jerome I team asked for continuation into September so that's where we are right now.
 - Tammy Noble – Okay, thank you.
 - Jeff Stauch moved a motion to recommend denial of the Dublin Green Preliminary Plat in accordance with the recommendation of the LUC staff report which includes the omission of the necessary right of way allowances for the planned roadway improvements as we said per Sections 314 and 405 of the sub regs and Tammy Noble seconded. All in favor.
2. Review of GPN-12 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- Justin Wollenberg responded to a question regarding a question about an easement that had been left off the plat. He reported that the small piece of easement that wasn't added has been added now.
 - Brad Bodenmiller stated the comments have been addressed on the plat.
 - Charles Hall moved a motion to recommend approval GPN-12 Phase 2 Final Plat with incorporation of comments on the Mylar and Bill Narducci seconded. All in favor.

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Director: Bradley J. Bodenmiller

3. Review of Thomas Duff/Fed Ex Ground Facility Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman – How many months has this been a tabled?
 - Brad Bodenmiller – Several.
 - Bill Narducci – Originally, they were getting a performance bond, but they stopped that process and want to proceed with improvements. They've decided to continue to table.
 - Scott Coleman – There's no limit on tabling?
 - Brad Bodenmiller – Correct, they can request it.
 - Steve McCall – Is there a fee?
 - Brad Bodenmiller – There's a \$200 fee.
 - Charles Hall moved a motion to accept the applicant's request to table the Thomas Duff/Fed Ex Ground Facility Final Plat but request the developer withdraw or move forward with the development and Steve McCall seconded. All in favor.
4. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Brad Bodenmiller
 - Charles Hall – On a flag lot with what was brought up. If there's a parcel that's set-in front of that flag lot boundaries, that would break up the road frontage. Is that what they're trying to get away from?
 - Brad Bodenmiller – I think they're just tinkering with their existing flag lot language. They allow them in the AG and RU district. I think they're trying to just refine the existing language to match-up with how they've changed their width and frontage measurement criteria.
 - Eric Snowden provided information regarding what lot width and frontage means and how its defined. He explained what he's looking to do and how he decided to move forward. He also explained to the committee the information Brad provided in the LUC staff report. Eric is trying to fix the immediate problem with the definitions to get consistency. He's also trying to fix grammatic issues. He thinks Brad's approach is a good one. Eric reports he was limiting how much he wanted to do regarding changes to the resolution and this is just a start. He thanked Brad and Aaron who have spent a lot of time on this.
 - Charles Hall moved a motion to recommend approval of the Jerome Township Zoning Text Amendment with modifications and Tom Scheiderer seconded. All in favor.
5. Review of Solar Energy Model Text Language – Brad Bodenmiller
 - Charles Hall – I imagine there may be other issues as we use this and work with it.

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Director: Bradley J. Bodenmiller

- Scott Coleman – If anyone has any comments that come up, they can share those at any time?
 - Brad Bodenmiller – Yes, as the zoning inspectors work through it, they can let us know of issues. Zoning should always be tinkered and changed.
 - Tom Scheiderer moved a motion to adopt the model text and Jeff Stauch seconded. All in favor.
6. Review of ERN-2 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- Eric Snowden provided feedback regarding a request he made to the developer to make sure that he has consistency. He confirmed it's on the plat.
 - Brad Bodenmiller stated the comments have been addressed on the plat.
 - Bill Narducci moved a motion to recommend approval of the ERN-2 Phase 2 Final Plat with the comments and Tom Scheiderer seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:40 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.