

PLANNING COMMISSION

Wednesday, January 08, 2025 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

AGENDA

- CALL TO ORDER
- 2. ROLL CALL
- 3. PLEDGE OF ALLEGIANCE
- 4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES
 - A. December 11, 2024, Meeting Minutes
- 5. OATH OR AFFIRMATION
- 6. OLD BUSINESS
- 7. NEW BUSINESS
 - A. PC 25-01 Major Site Plan Revision Franklin City Schools The applicant SHP c/o Russell Miller, on behalf of Franklin City Schools, is requesting approval of a major site plan revision to PC 22-02 in order to demolish the existing 89 space parking lot located to the northwest of the school along parcels #0431178003, 10, & 11 and construct a new 89 space parking lot predominately on parcel #0431178001 and abutting East 6th Street and Anderson Street. The lawn area behind the proposed parking lot is intended to support school programs and activities which include outdoor learning, PE classes, adaptive PE classes, band practice, athletic team practices/conditioning, and community events.
 - B. PC 25-02 Amendments to Municipal Code The City of Franklin is requesting amendments to the City's Municipal Code Chapter 1103 Definitions, Chapter 1107 Districts and Land Use Standards, Section 1111.07 Off-Street Parking and Loading Requirements and Standards, Section 1113.01 Conditional Uses, Section 1113.02 Sexually Oriented Businesses, Section 1113.03 Home Occupations, Section 1113.05 Accessory Structures and Uses, Section 1113.06 Industrial Performance Standards, and Section 1113.07 Supplementary Regulations.

C. PC 25-03 Amendments to the Official Zoning Map - The City of Franklin is requesting that the Planning Commission approve a motion to initiate a map amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance.

8. DISCUSSION

A. Planning Commission discussion and decision on the number of required parking spaces for a proposed commercial recreation use (outdoor event venue) by applicant, Melissa Neace, pursuant to Section 1111.07(n)(3) of the UDO. The subject property, 8370 Claude Thomas Road, is zoned C-1, General Commercial District, and commercial recreation is a Conditional Use in that zoning district. Based on Planning Commission's decision, the applicant will submit an updated site plan and return to the Planning Commission for Conditional Use approval.

9. ADJOURNMENT



PLANNING COMMISSION

Wednesday, December 11, 2024, at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

The meeting was called to order at 5:34 PM.

2. ROLL CALL

Present: Dr. Sarah Nathan, Paul Ruppert, Christine Pirot, David Hopper, Mayor Brent Centers, Jason Hall

Absent: Brian Rebholtz

Staff: Jonathan Westendorf, Liz Fields, Cindi Chibis

Guests: Tasha Walton, Rod Litteral

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Jason Hall.

4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES

The Clerks' Journal was approved, and the tapes were accepted as the official minutes of the November 11, 2024, meeting.

Motion made by Ruppert, Seconded by Dr. Nathan. Voting Yea: Dr. Nathan, Ruppert, Chair Hopper, Hall Voting Abstaining: Pirot, Mayor Centers

5. OATH OR AFFIRMATION

The Oath was issued to all guests.

6. OLD BUSINESS

7. NEW BUSINESS

A. PC 24-18 Conditional Use Permit Application - 515 S. Main Street - Serenity Nail Salon - The applicant, Tasha Walton, is proposing to open a personal service use (nail salon) in an existing multitenant commercial building located at 515 S. Main Street. The subject property is zoned DC-1, Downtown Core District, and personal services are a Conditional Use in that zoning district.

Referring to the corresponding Staff Report and a detailed Power Point slide deck, Liz Fields shared site photos and floor plans, and led a review of each Conditional Use General Standard for Approval as applied to PC 24-18. No concerns or issues related to conformance with the General Standards were noted.

Fields then led a detailed review of each Specific Standards for Personal Services as applied to PC 24-18. No concerns or issues related to conformance with the Specific Standards were noted.

Fields reminded Commission members that a Conditional Use Permit may not be granted unless the Planning Commission finds it meets the General Standards for Approval and the Specific Standards for Approval.

The Chair opened public comment on PC 24-18 at 5:44 PM.

Rod Litteral owner of the building in question, approached the podium, stated his address, and confirmed that he had been sworn in. He confirmed his support of the Conditional Use Application for the nail salon and offered to answer any questions.

Pirot asked if there were known tenants for the other half of the building.

Litteral explained that he is actively seeking tenants to open a business that is similar in nature to the nail salon to occupy the remainder of the building.

Dr. Nathan asked if the proposed hours are restrictive, or if the hours of operation could be extended at the applicant's discretion based on business needs.

Tasha Walton, applicant, approached the podium, stated her address, and confirmed that she had been sworn in. She thanked Dr. Nathan for her question and confirmed that the salon may need to extend hours during the holiday season in order to meet service demands.

Fields confirmed that these hours serve as a general guideline and may occasionally be altered without concern.

Walton added that as her clientele increases, she hopes to hire additional staff, increase the number of manicure tables, and expand into the remaining available building space.

Hopper complimented the thoroughness and quality of the Application. He closed public comment on PC 24-18 at 5:47 PM and invited additional Committee discussion.

Mayor Centers requested and received confirmation that the moratorium does not apply to the Downtown District and therefore has no bearing on the Conditional Use Application as presented.

Hearing no additional discussion, Hopper called for a motion to approve PC 24-18 Conditional Use Permit Application

Motion to approve made by Hall, Seconded by Dr. Nathan. Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall

B. PC 24-19 Amendments to the Municipal Code - The City of Franklin is proposing amendments to the City's Municipal Code Section 1111.08 Signs. The City is requesting that the Planning Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance.

The Chair opened discussion on PC 24-19 and on PC 24-20 as a companion issue at 6:01 PM. None asked to be heard. He acknowledged that PC 24-19 and on PC 24-20 will require separate votes and confirmed that PC 24-21 (Fee Schedule) will be addressed as a separate discussion item.

Referring to a detailed staff report and a supplemental Power Point, Fields provided a detailed review of the proposed amendments including new regulations for signs not previously contemplated in the code, the consolidation of similar sign regulations, and general revisions which aim to increase the accessibility of the sign regulation for both staff and the public.

Fields stated that based on the discussion at the November Planning Commission meeting the following changes were made:

- Internal and external illumination is now permitted for directional signs.
- Murals are now permitted in industrial districts and approval standards were added.
- A 30-day time limit was added for temporary single-family residential signage.
- The only temporary sign which now requires a permit is a banner sign.

Fields provided an overview of the proposed Mural Location, Design and Material Standards, and the proposed Text Amendment Review Criteria.

Mayor Centers asked how signs on entrance and exit ramps are addressed in the proposed revisions.

Fields confirmed that signs in the public right-of-way are prohibited.

Westendorf explained that the City uses a progressive responsive process to address public right-of-way signage including warnings, removal, and fines.

Ruppert requested and received confirmation of a 30-day limit for yard signs. He asked if the 30-day limit applies to political signs.

Westendorf confirmed that the City does not regulate signs based on content. The exception is for political signs which are exempt from City regulations. Stating that under the advisement of legal counsel, political signage cannot be regulated.

The Chair opened and closed public comment on PC 24-19 and on PC 24-20, at 5:57 PM, as none asked to be heard.

Hearing no further discussion, the Chair called for a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance.

Motion made by Dr. Nathan, Seconded by Hall. Voting Yea: Dr. Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall

C. PC 24-20 Amendments to the Municipal Code - The City of Franklin is proposing amendments to the City's Municipal Code Chapter 1103 of the Municipal Code. The City is requesting that the Planning Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance at this time.

In addition to the amendments to Section 1111.08 of the Municipal Code, it is also contemplated that the definitions pertaining to signs in Chapter 1103 will need to be updated as well in order to properly define the new sign types and ensure that the existing definitions are not in conflict with the proposed regulations.

Fields explained that the proposed amendments include changes to definitions pertaining to signs and ensure that the definitions are consistent with the proposed regulations. The proposed sign definitions and the accompanying visual reference of each sign type was reviewed. She pointed out that the definition of a Vehicle Signs was modified.

No questions nor concerns were noted.

Motion made by Dr. Nathan to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance, Seconded by Pirot. Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall

D. PC 24-21 - Amendments to the Municipal Code - The City of Franklin is requesting an amendment to the City's Municipal Code Section 1105.09 Fees.

Fields explained that the City is proposing an updated fee schedule for the City's planning and zoning related applications. She confirmed that the current fees were reviewed against peer cities including Lebanon, Middletown, Mason, etc., to determine if current fees were comparable. Fields stated that overall, Franklin's fees are lower than other communities.

Fields reviewed the proposed fee schedule changes in detail. She shared the research completed to support the recommended changes and explained that the proposed changes are a starting point for discussion. She confirmed that to ensure Franklin's fees are fair to the residents, developers, and City employees the proposed increases remain equal to or less than the peer cities. Fields walked through the Text Amendment Review Criteria.

The Chair opened and closed public comment at 6:10 PM, as none asked to be heard, then moved to Committee discussion.

Mayor Centers asked how the peer cities were selected.

Committee members engaged in discussion regarding the pros and cons of removing the Fee Schedule from the UDO. Committee members acknowledged that while its removal would lead to a small loss of control for the Planning Commission, it could also make the City more flexible in making necessary revisions and could be automatically integrated into the annual COLA increase process.

After discussion related to the potential financial impact on applicants and the City, a consensus was reached to remove the proposed \$5,000 maximum fee for a Planned Unit Overlay District (PUD) Preliminary Development Plan.

Westendorf reminded Commission members that Conditional Use Applications provide the City with the discretion to prevent duplicate business, as market saturation can be argued at some point. He confirmed that the City is trying to diversify business downtown and he is confident this will come with time.

Mayor Centers emphasized that the Fee Schedule should not be designed to encourage or discourage certain types of development. Instead, such fees are a way to recoup a small portion of the administrative costs associated with reviewing and processing development proposals. He stated that he feels that the fee chart as proposed is fair.

The Chair asked for a recommendation of the proposed amendments to Section 1105.09 Fees of the City's Municipal Code with removal of maximum fee for a PUD Preliminary Development Plan.

Motion made by Doctor Nathan, Seconded by Hall. Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall

8. DISCUSSION

Overview discussion of upcoming text amendments to the City's Municipal Code resulting from the Moratorium on property along the State Route 73, State Route 123, and Dixie Highway corridors.

Westendorf reminded Commission members that on September 16, 2024, City Council established the 120-day moratorium on the issuance of zoning permits and approvals for new development along State Route 123, State Route 73, and Dixie Highway. On December 2, 2024, City Council extended the moratorium for an additional 90 days to allow adequate time for the UDO amendments to be drafted. The

City plans to present the text amendments to Planning Commission at the January meeting to initiate the adoption process. He further explained that City Council will read the proposed amendments into the record during the January 22nd Council meeting, with a vote to follow at the February 3rd Council meeting, for an effective date of March 5, 2025, thus terminating the moratorium.

Westendorf stated that text amendments may be in excess of 100 pages and will require time to review. Accordingly, he suggested that the Planning Commission consider delaying the January meeting or holding one additional January meeting (January 8 and 15) to ensure ample time to review and discuss proposed revisions.

Fields explained that amendments are designed to improve ease of use, remove duplication, ensure consistency, and consolidate information into efficient table formats where possible. Proposed revisions will include Chapter 1107 Districts and Land Use Standards (zoning district regulations, consolidated use table, use specific standards—principal and accessory, dimensional standards, measurements, lot requirements and downtown district design standard); Section 1111.07 Off-Street Parking and Loading Requirements (consolidated parking requirement table, administrative modifications of parking requirements, stacking space regulations); Chapter 1103 Definitions (removes antiquated definitions, includes updated use definitions); and Chapter 1107 Districts and Land Use Standards (1113.02 Sexually Oriented Businesses, 1113.03 Home Occupations, 1113.05 Accessory Structures and Uses, 113.06 Industrial Performance Standards, 1113.07 Supplementary Regulations).

Westendorf confirmed that these changes are needed prior to lifting the moratorium. He explained that some districts, such as the historic overlay district, will be carved out for purposes of this review and be addressed at a later date.

Westendorf shared that last Saturday's *Franklin In Lights* celebration was a wonderful success. He celebrated the large turnout as well as the enthusiastic support of the holiday windows, lights, music, food and entertainment. He thanked members of the Planning Commission for their support and commitment to making the City's plan a reality.

9. ADJOURNMENT

The meeting was adjourned at 6:55 PM.

Motion made by Pirot, Seconded by Ruppert. Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: January 8, 2025

PC 25-01 Major Site Plan Revision – Franklin High School Parking Lot

Property Information: Location: Parcels #0431178001, 0431178003, 0431178004, 0431178006,

0431178007, 0431178010, 0431178011, 0431178012, and 0431178013.

Zoning: CV-1

Proposed Number of Spaces: 84 regular spaces and 5 accessible spaces (89

total)

Project Overview: The applicant SHP c/o Russell Miller is requesting approval of a major site plan

revision to PC 22-02 in order to demolish the existing 89 space parking lot located to the northwest of the school along parcels #0431178003, 10, & 11

and construct a new 89 space parking lot predominately on parcel #0431178001 and abutting East 6th Street and Anderson Street.

Comments: Site Plan: The proposed revision rotates the existing parking lot 90 degrees and

provides no net increase in parking based on the approved Site Plan with access to the proposed parking lot utilizing the existing drives along East 6th

Street and 7th Street.

The applicant has noted that the proposed parking lot rotation will allow for activities occurring on the lawn area to be set back from East 6th Street for safety purposes and that the rotation eliminates the need for students to pass through parking aisles on their way to the lawn area from the high school

building.

The lawn area behind the proposed parking lot is intended to support school programs and activities which include outdoor learning, PE classes, adaptive PE classes, band practice, athletic team practices/conditioning, and community

events. With athletic team practices and PE classes proposed as a use for the lawn area, staff is proposing, as a condition of approval, that the applicant provide the City with a plan to keep athletic equipment (e.g. soccer balls, footballs, lacrosse balls, etc.) contained on the property for staff approval.

Additional site improvements proposed include a concrete pad for a small set of portable bleachers (~40 person capacity) with an accessible concrete walk, a new water line/tap and water fountain, and additional ornamental fencing (four-feet in height) without the masonry piers along the western and southern extents of the lawn area (along Anderson Street and 7th Street). Staff believes the inclusion of the masonry piers past the proposed parking lot would be a natural progression but understands that the piers would not be provided in the same intervals as in the parking area. Thus, Staff is proposing, as a condition of approval, that the applicant include masonry piers in a regular intervals south of the parking lot along Anderson Street and 7th Street to be determined by the Planning Commission.

<u>Landscape Plan</u>: The proposed landscaping plan includes perimeter buffering landscaping along East 6th Street and Anderson Street in the form of evergreen and deciduous shrubs, groundcover (myrtle), as well as a four-foot-high decorative metal fence with masonry piers that will match the color and style of the high school. The interior of the parking lot is proposed to contain landscaped islands which include deciduous shrubs and deciduous trees.

<u>Parking</u>: As mentioned previously, the proposed parking lot does not result in a net increase in the number of parking spaces. While also supporting the development on site, the applicant has noted that the proposed parking lot revision is an opportunity to provide after-hours parking to support the Downtown. As the parking lot is proposed to be screened along 6th Street and Anderson Street by a four-foot fence and landscaping, the use of the lot for after-hours parking would require pedestrians to utilize the existing access which is closer to the high school. To increase the accessibility of the parking lot to the Downtown, Staff is proposing, as a condition of approval, that the applicant include a pedestrian access point to the parking lot near the corner of 6th Street and Anderson Street.

<u>Lighting</u>: The applicant has submitted a lighting plan for the revision which conforms to the requirements of the UDO.

<u>Conformance with Adopted Plans</u>: The proposed revision conforms with several recommended strategies for the Civic Planning area by creating a space which can support social events and programmed activities (Strategy #1) and by improving pedestrian connections by mending broken links in the sidewalk network along Anderson Street (Strategy #5).

<u>Future Development Uses</u>: As part of the submittal, the application has provided a list of future uses that are envisioned for the site. These uses include the installation of a synthetic turf field surface and fencing, field lighting, and bleachers.

Major Site Plan Standards for Approval

Major Site Plans shall only be approved if Planning Commission finds that all of the following standards are met:

- 1) That it fully complies with all applicable requirements of this UDO; The proposed parking lot revision meets all requirements of the UDO.
- 2) That it adequately protects other property or residential uses located on the same property from the potential effects of a non-residential use;
 - The proposed parking lot revision adequately protects other property from the potential effects of a non-residential use.
- 3) That it is not detrimental to the use and character of the surrounding properties;
 - The proposed parking lot revision is not detrimental to the use and character of the surrounding properties.
- 4) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and
 - The proposed parking lot revision provides safe conditions and prevents the dangerous arrangement of pedestrian and vehicular ways.
- 5) That is provides safe ingress and egress for emergency vehicles. The proposed parking lot revision provides safe ingress and egress for emergency vehicles. Site access is unchanged and on site access is improved by providing a widened drive as requested by the Franklin Fire Department.

Recommendation:

Staff recommends that Planning Commission approve the Major Site Plan revision with the following conditions:

- 1) The applicant provides a plan to City Staff for keeping athletic equipment (e.g. soccer balls, footballs, lacrosse balls, etc.) contained on the property for City Staff approval.
- 2) the applicant includes masonry piers in regular intervals south of the parking lot along Anderson Street and 7th Street to be determined by the Planning Commission.
- 3) The applicant works with City Staff to provide pedestrian access to the parking lot near the corner of 6th Street and Anderson Street.
- 4) The applicant complies with all comments from the Franklin Fire Department.



November 25, 2024

Major Site Plan Application Narrative and Development Statement

Franklin City School District Franklin High School 140 East Sixth Street, Franklin, Ohio 45005

Narrative Statement

Franklin City Schools proposes site improvements on the parcels to the west of the new Franklin High School building located at 140 East Sixth Street. Demolition and abatement of existing structures located on these parcels has been completed. The site consists of multiple parcels which will be consolidated and all increased right-of-way dedications will be made (as previously coordinated with the City of Franklin). This consolidation will occur once remaining property ownership and right-of-way easement issues are addressed.

This Major Site Plan has been before the City of Franklin Planning Commission previously. That application was tabled while a rezoning request was applied for. This process has been completed and a rezoning was approved from Mixed Use District MU-1 to Civic District CV-1. While the district and design team took time to verify the scope to be included in the proposed improvements, the previous application was understandably rejected for housekeeping purposes. As a result, this is a new Major Site Plan Application, but the proposed improvements shown are generally consistent with the previous submittal with several minor additions included.

The proposed site improvements consist of a paved parking area on the northern portion of the site, along East Sixth Street, that reconfigures existing parking to serve the new Franklin High School building. The parking count will include 84 regular spaces and 5 accessible spaces resulting in no change to the total parking spaces provided as part of the previously approved Franklin High School Major Site Plan. General illumination and security lighting will be provided throughout the parking areas.

The orientation of the parking is proposed to be rotated from the existing orientation. This will locate the parking along, but set back from East Sixth Street, allowing activities occurring on the lawn area to be buffered from East Sixth Street (and vice versa) for safety purposes. In addition, this rotation, eliminates the need for students to pass through parking aisles, as they are currently oriented, on their way to the lawn area from the high school building. This allows

CINCINNATI. OH COLUMBUS, OH BELLEVUE, KY GREENSBORO, NC LATROBE, PA shp.com



for complete visibility of the flow of both students and traffic along the northwest side of Franklin HS.

Landscape screening and a 4' high decorative metal fence with masonry piers is proposed around the parking area. Materials will match the color and style of the new Franklin High School (fencing and masonry). Evergreen shrubs are proposed between the fencing and parking area to provide the required screening. The landscaping and fencing is proposed along the full extent of the parking area along the East Sixth and Anderson Street frontages. Additional decorative metal fencing (without piers and landscaping) is proposed around the lawn/field along Anderson and Seventh Streets. Lastly, islands within the parking area will be planted with low shrubs and large deciduous trees at each island.

As shown, the proposed parking is 10' behind an increased right-of-way and over 40' from the existing curb of East Sixth Street. The proposed fence and landscape buffer are inside of this right-of-way. The fence location shown is approximately 30' from the existing curb of East Sixth street allowing future improvements within the public right-of-way. It is understood that a future expansion of East Sixth Street and bike path are planned. The additional right-of-way dimension, and location of the parking (and fence/landscaping) inside of it, eliminate the need for demolition of Franklin High School site infrastructure, to allow for future improvements in the right-of-way.

Storm water drainage, electric, and video security will all serve the site as proposed. Emergency and service vehicle access to the High School shall be maintained. As requested by the Franklin Fire Department, the drive width along the northwest side of Franklin HS has been increased to account for a collapse zone outside of the wall of the auxiliary gymnasium. The proposed site circulation will continue to provide a safe path for entry and exit from the site.

These improvements are proposed by Franklin City Schools due to the need for open green space for school programs and activities at Franklin High School. To address this need, the remainder of the site not used for parking is proposed to be a grass field area.

The currently proposed uses of the field area include the following:

- Outdoor learning
- Outdoor PE classes
- Outdoor adaptive PE classes
- Band practice
- Athletic team practices/conditioning
- Community events

Currently proposed field improvements include:

CINCINNATI, OH COLUMBUS, OH BELLEVUE, KY GREENSBORO, NC LATROBE, PA | shp.com



- Open grass field area
- Concrete pad for a small set of portable bleachers (capacity ~40) with accessible concrete walk.
- New water line/tap and water fountain with accessible concrete walk.
- Ornamental metal fencing, between regularly spaced 4'-0" H masonry piers, is proposed along the northern and western extents of the proposed parking (along East Sixth and Anderson Streets).
- Additional ornamental metal fence (4'-0" H maximum) is proposed along the western and southern extents of the lawn/field area (along Anderson and Seventh Streets).

The Franklin City School District has been asked to note potential future development/uses for this property to the northwest of Franklin High School. While it is difficult to predict all future use cases the following are envisioned:

- Installation of a synthetic turf field surface and fencing to provide a secure perimeter to protect turf and equipment.
- Field lighting with no light trespass beyond the property line.
- Bleachers a small set of permanent bleachers with a small platform for observation of marching band practice.

Franklin City Schools have indicated that they are willing to collaborate with the city on the use of the proposed parking and lawn areas. The Downtown Franklin Masterplan encourages parking on the edges of the downtown area and specifically notes Downtown District CV-1 as being an opportunity for, "supplementary parking and event spillover space". With parking located as proposed, it it is located closer to downtown and well lit/traveled pedestrian routes to the downtown core. The proposed development is an opportunity to provide after hours parking to allow for the development of existing parking areas closer to the downtown core.

We are appreciative of the Planning Commission's time and consideration of the proposed improvements.

<u>Statement of Development - Major Site Plan</u>

A. Whether the proposed use fully complies with all applicable requirements of the UDO;

The proposed use (Senior High School/Public) is a conditionally permitted use in the Civid District CV-1 and supports an existing, approved use on the site.

CINCINNATI. OH COLUMBUS, OH BELLEVUE, KY GREENSBORO, NC LATROBE, PA shp.com



B. Whether the proposed use or addition will adequately protect adjacent property, or residential uses located on the same property, from the potential adverse effects of a non-residential use:

The proposed use is bounded by public right-of-way on three sides and adjacent to parcels also owned by the Franklin City School District. All improvements meet setback and screening requirements and there is no light trespass to adjacent properties.

C. Whether the proposed use or addition will be detrimental to the use and character of surrounding properties;

The proposed conditional use is consistent with the existing use of the site and will not be detrimental to the use and character of surrounding properties. The proposed improvements provide the opportunity to support current and future downtown Franklin development.

D. Whether the proposed use or addition will provide safe conditions for pedestrians and motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;

The proposed use and improvements will provide safe conditions. The previous sidewalk was located directly against the existing curb of East Sixth Street and is now proposed to be approximately 25' from the existing curb of East Sixth Street providing a safer pedestrian condition. The implementation of a larger right-ofway provides room for a proposed bike path and future expansion of East Sixth Street.

 Whether the proposed use will provide adequate parking and/or loading facilities and lighting systems;

The proposed use and improvements provide parking counts equal to the previously approved Franklin High School Major Site Plan. In addition, lighting is provided (photometrics provided) and loading facilities for the Franklin High School are maintained.

F. Whether the proposed use will provide adequate utility, waste disposal, storm water drainage, water and sanitary services;

The proposed use and improvements provide adequate services including storm water drainage and water services.

CINCINNATI, OH COLUMBUS, OH BELLEVUE, KY GREENSBORO, NC LATROBE, PA | shp.com



G. Whether the proposed use will provide safe ingress and egress for emergency services vehicles: and

> The proposed use and improvements provide safe ingress and egress for emergency service vehicles. Site access is unchanged and on site access is improved by providing a widened drive as requested by the Franklin Fire Department.

H. Whether the proposed use will provide required landscaping fencing, or walls.

The proposed use and improvements will provide the required landscaping and UDO conforming fencing as described above and shown in the attached drawings.

Conditional Use Standards

1. The proposed use is a Conditional Use in the zoning district for which it is proposed;

The proposed Senior High School use is a Conditional Use in the CV-1, Downtown District.

2. The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO;

The proposed Conditional Use is a consistent and typical use associated with a Senior High School. The proposed use supports the existing Franklin High School which was a principally permitted use in an Office District O-I at the time of Major Site Plan approval. The Franklin High School is located on parcels (to be consolidated) now zoned Civic District CV-1 which has the intent activating areas for public use and the potential for support of the Downtown Districts. Franklin High School is specifically noted as an opportunity to increase foot traffic Downtown. The Civic District CV-1 is noted generally as an opportunity for, "supplementary parking and event spillover space," which the proposed improvements are able to provide.

3. The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood;

CINCINNATI. OH COLUMBUS, OH BELLEVUE, KY GREENSBORO, NC LATROBE, PA shp.com



The proposed Conditional Use is planned with a defined edge to visually unify these empty parcels with the rest of the Franklin High School campus. Materials being proposed are consistent with those used on the new Franklin High School building. These elements include the proposed masonry fence piers, site lighting design, landscaping each of which are being addressed consistently with that of High School building and site. In addition to incorporating these parcels into the remainder of the Franklin High School campus these improvements will enhance its ability to participate in the life of the City of Franklin Downtown Districts.

4. The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses;

The proposed Conditional Use is an extension of and consistent with the use of the existing Franklin High School and will not be hazardous or unreasonably disturbing to existing or future neighboring uses.

5. The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services;

The proposed Conditional Use does not significantly change the overall use of the Franklin High School campus and will be adequately served by essential public facilities and services.

The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services nor will it be detrimental to the economic welfare of the community.

7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations 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;

The proposed Conditional Use does not have the potential to have an impact on traffic, noise, or glare. The existing Franklin High School use generates a higher

CINCINNATI, OH COLUMBUS, OH BELLEVUE, KY GREENSBORO, NC LATROBE, PA | shp.com

17



312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

impact volume of traffic than the proposed Conditional Use. The potential noise and glare impacts are also no more impactful than existing uses.

8. The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares; and

The proposed Conditional Use will not change vehicular approaches from what was approved as part of the Franklin High School Major Site Plan.

9. The proposed Conditional Use will not result in the destruction, loss or damage of a natural, scenic, or historic features of major importance.

The proposed Conditional Use will not result in the destruction, loss or damage of a natural, scenic, or historic features of major importance.

CINCINNATI, OH COLUMBUS, OH BELLEVUE, KY GREENSBORO, NC LATROBE, PA | shp.com



D-Series Size 1

LED Area Luminaire



Buy American









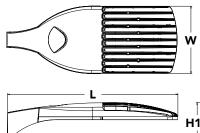
Specifications

1.01 ft² EPA: 33" Length: (83.8 cm) 13" Width: (33.0 cm)

7-1/2" Height H1: (19.0 cm)

3-1/2" Height H2:

Weight 27 lbs (max):





Catalog Number

Section 7, ItemA.

Notes

Туре

TYPES P10, P11, P12

Hit the Tab key or mouse over the page to see all interactive elements

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED			
Series	LEDs Color temperature	Distribution	Voltage Mounting
DSX1 LED	Forward optics P1 P4¹ P7¹ P2 P5¹ P8 P3 P6¹ P9¹ Rotated optics P10² P12² P11² P13¹² 30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T5S Type V very short ³ T2S Type II short T5M Type V medium T5W Type II short T5W Type V wide ³ T3S Type III short BLC Backlight control ⁴ T3M Type III medium T4M Type IV medium RCCO Right corner cutoff ⁴ TFTM Forward throw medium	MVOLT 5 XVOLT (277V-480V) 6.7.8 120 9 208 9 240 9 277 9 347 9 347 9 480 9 Shipped included SPA Square pole mounting WBA Wall bracket 3 SPUMBA Square pole universal mounting adaptor 11 RPUMBA Round pole universal mounting adaptor 9 Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) 12

Control options	Other	options	Finish (required)			
Shipped installed NLTAIR2 nl.ight AIR generation 2 enabled 13 PIRHN Network, high/low motion/ambient sensor 14 PER NEMA twist-lock receptacle only (controls ordered separate) 15 PER5 Five-pin receptacle only (controls ordered separate) 15,16 PER7 Seven-pin receptacle only (controls ordered separate) 15,16 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17 DS Dual switching 18,19,20	ambient ser PIRH High/low, n ambient ser PIR1FC3V High/low, n ambient ser PIRH1FC3V Bi-level, mo ambient ser	motion/ambient sensor, 8–15' mounting height, nsor enabled at 5fc 20,21 motion/ambient sensor, 15–30' mounting height, nsor enabled at 5fc 20,21 motion/ambient sensor, 8–15' mounting height, nsor enabled at 1fc 20,21 otion/ambient sensor, 15–30' mounting height, nsor enabled at 1fc 20,21 table output 20,21 table output 20,21	HS SF DF L90 R90 HA BAA	House-side shield ²³ Single fuse (120, 277, 347V) ⁹ Double fuse (208, 240, 480V) ⁹ Left rotated optics ² Right rotated optics ² 50°C ambient operations ¹ Buy America(n) Act Compliant oped separately Bird spikes ²⁴ External glare shield	DWHXD DDBTXD DBLBXD DNATXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white

Ordering Information

Accessories

Ordered and shipped separately

DI I 127F 1.5 JU Photocell - SSL twist-lock (120-277V) 25 DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) 25 DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) 25

DSHORT SBK U Shorting cap 25

DSX1HS 30C U House-side shield for P1, P2, P3, P4 and P5²³ DSX1HS 40C U House-side shield for P6 and P7 23 House-side shield for P8, P9, P10, P11 and P12 23 DSX1HS 60C II Square and round pole universal mounting bracket (specify finish) 26

PUMBA DDBXD U*

Mast arm mounting bracket adaptor (specify finish) $^{12}\,$ KMA8 DDBXD U

DSX1EGS (FINISH) U External glare shield

For more control options, visit DTL and ROAM online.

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13. P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.

- XVOLT works with any voltage between 277V and 480V.
 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIRTFC3V, PIRH1FC3V. 9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF. 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting broad poles between 3-4 and 12 universe.

 12 Must order fixture with SPA option. Must be ordered as a separate accessory, see Accessories information. For use with 2-3/8" diameter mast arm (not included).

 13 Must be ordered with PIRM. Sensor cover available only in dark broracy, black, white and natural aluminum colors.

 14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.

- 15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.

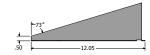
 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.

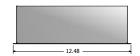
 17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PERS, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5. 19 Requires (2) separately switched circuits with isolated neutrol.
- 20 Reference Controls Option Default settings table on page 4. 21 Reference Motion Sensor table on page 4 to see functionality.
- 22 Not available with other dimming controls options.
 23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 24 Must be ordered with fixture for factory pre-drilling.
 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- 26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Options

EGS - External Glare Shield

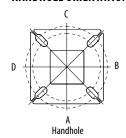


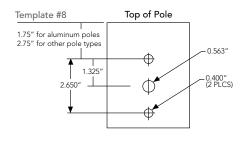




Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

		-		L	_I_	*	
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

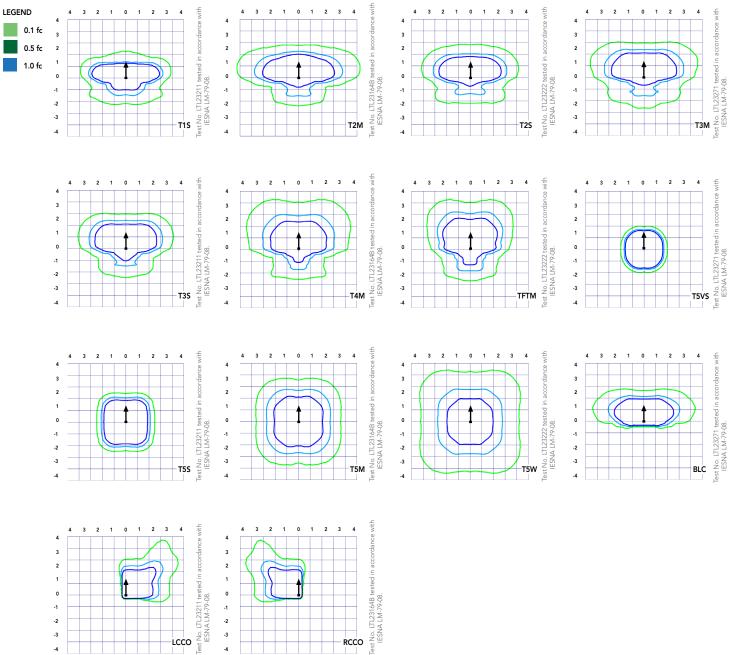
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	-		L.	<u>.</u> .	~	
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template		Minimum Acceptable Outside Pole Dimension												
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"								
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"								
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"								
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"								

Section 7, ItemA.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Section 7, ItemA.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40 $^{\circ}\text{C}$ (32-104 $^{\circ}\text{F}$).

Amb	pient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15℃	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Ramp-down	
Ramp-down Time	
5 min	
5 min	

Electrical Load

							Curre	nt (A)		
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	1.06 0.60		0.46	0.37	0.27
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
,	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
Rotated Optics	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
(Requires L90 or R90)	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

		Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes		
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads		
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.		
PERS or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire		
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.		
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Edypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commission from the ground using the CIAIRity Pro app.		

Forward 0	ptics																																							
	Dutus	Danner	Contain	Dist			30K					40K					50K																							
LED Count	Drive Current	Power Package	System Watts	Dist. Type			K, 70 CRI					K, 70 CRI		,		_	K, 70 CRI																							
				T1S	Lumens 6,457	B 2	0	G 2	120	Lumens	B 2	0	G 2	129	Lumens 7,044	B 2	0	G 2	130																					
				T2S	6,450	2	0	2	119	6,956 6,949	2	0	2	129	7,044	2	0	2	130																					
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131																					
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127																					
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131																					
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128																					
30	530	P1	54W	TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131																					
				T5VS T5S	6,722 6,728	2	0	0	124 125	7,242 7,248	3	0	0	134 134	7,334 7,340	3	0	1	136 136																					
				T5M	6,711	3	0	1	123	7,240	3	0	1	134	7,340	3	0	2	136																					
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135																					
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107																					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80																					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80																					
				T1S T2S	8,249 8,240	2	0	2	118 118	8,886 8,877	2	0	2	127 127	8,999 8,989	2	0	2	129 128																					
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129																					
					T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125																				
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129																					
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126																					
30	700	P2	70W	TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129																					
				T5VS T5S	8,588 8,595	3	0	1	123 123	9,252 9,259	3	0	0	132 132	9,369 9,376	3	0	1	134 134																					
				T5M	8,573	3	0	2	123	9,239	3	0	2	132	9,376	3	0	2	134																					
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133																					
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106																					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79																					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79																					
				T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125																					
				T2S T2M	11,648 11,708	2	0	2	114	12,548 12,613	3	0	3	123 124	12,707 12,773	3	0	2	125 125																					
				T3S	11,339	2	0	2	111	12,015	3	0	3	120	12,773	3	0	3	121																					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125																					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122																					
30	1050	P3	102W	TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125																					
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130																					
				T5S T5M	12,150 12,119	3	0	2	119 119	13,089 13,056	3	0	2	128 128	13,254 13,221	3	0	2	130 130																					
																									T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102																					
						LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76																			
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76																					
				TIS	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117																					
				T2S T2M	13,421 13,490	3	0	3 2	107 108	14,458 14,532	3	0	3	116 116	14,641 14,716	3	0	3	117 118																					
				T3S	13,490	3	0	3	105	14,074	3	0	3	113	14,710	3	0	3	114																					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117																					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115																					
30	1250	P4	125W	TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117																					
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122																					
				T5S T5M	13,999 13,963	3	0	2	112 112	15,080 15,042	3	0	2	121 120	15,271 15,233	3	0	2	122 122																					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121																					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96																					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72																					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72																					
				T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116																					
				T2S T2M	14,664 14,739	3	0	3	106 107	15,797 15,878	3	0	3	114 115	15,997 16,079	3	0	3	116 117																					
				T3S	14,739	3	0	3	107	15,878	3	0	3	111	15,572	3	0	3	117																					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116																					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114																					
30	1400	P5	138W	TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116																					
30	1700	1.5	15011	TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121																					
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121																					
				T5M T5W	15,257 15,157	4	0	3	111	16,435 16,328	4	0	3	119 118	16,644 16,534	4	0	3	121 120																					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95																					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71																					
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71																					



Performance Data

Section 7, ItemA.

Lumen Output

Forward 0	ptics																								
	Drive	Power	System	Dist.			30K					40K				50K (5000 K, 70 CRI)									
LED Count	Current	Package	Watts	Туре	Lumana		K, 70 CRI		LDW	Lumana		K, 70 CRI		LPW	Lumana				LPW						
				T1S	17,654	B 3	0	G 3	108	Lumens 19,018	B 3	0	G 3	117	Lumens 19,259	B 3	0	G 3	118						
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118						
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119						
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115						
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118						
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116						
40	1250	P6	163W	TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118						
40	1230	ro	10344	T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123						
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123						
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123						
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122						
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97						
				LCCO RCCO	10,781 10,781	1	0	3	66	11,614 11,614	1	0	3	71 71	11,761 11,761	2	0	3	72 72						
				T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115						
				T2S	19,226	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114						
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115						
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111						
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115						
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112						
40	1400	P7	P7	183W	TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
40	1400	''	10344	T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119						
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119						
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119						
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118						
				LCCO	15,780	2	0	3	86	16,999	2	0	3	93 69	17,214	2	0	3	94						
			RCCO	11,742 11,742	2	0	3	64	12,649 12,649	2	0	3	69	12,809 12,809	2	0	3	70 70							
				T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119						
			-	-		T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118				
						T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119				
													T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119						
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116						
60	1050	P8	207W	TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119						
00	1050		20711	T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123						
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123						
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123						
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122						
				BLC LCCO	18,458 13,735	2	0	3	89 66	19,885 14,796	2	0	3	96 71	20,136 14,983	2	0	3	97 72						
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72						
				T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116						
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116						
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116						
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113						
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116						
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113						
60	1250	P9	241W	TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116						
••		'-		T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121						
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121						
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120						
				T5W	26,406	5	0	3	110	28,447	5	0	3	118	28,807	5	0	3	120						
					BLC LCCO	20,990 15,619	2	0	4	87 65	22,612 16,825	2	0	4	94 70	22,898 17,038	2	0	4	95 71					
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71						



Performance Data

Section 7, ItemA.

Lumen Output

Rotated Op	otics																								
LED Count	Drive	Power	System	Dist.			30K K, 70 CRI)					40K K, 70 CRI)				50K K, 70 CRI)							
	Current	Package	Watts	Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW						
				T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134						
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133						
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136						
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131						
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136						
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133						
60	530	P10	106W	TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137						
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138						
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136						
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136						
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135						
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112						
				LCCO RCCO	7,789	4	0	3	73 73	8,391	4	0	3	79 79	8,497	1	0	3	80 80						
				T1S	7,779	3	0	3	121	8,380 17,835	3	0	3	130	8,486 18,061	4	0	4	132						
				T2S	16,556 16,461	4	0	4	121	17,633	4	0	4	129	17,957	4	0	4	131						
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133						
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129						
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133						
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131						
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134						
60	700	P11	137W	T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135						
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134						
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134						
			T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133							
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110						
				LCC0	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79						
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79						
				T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121						
							T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120			
														T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119						
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123						
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120						
60	1050	P12	207W	TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123						
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124						
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123						
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123						
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122						
				LCCO	19,231	4	0	3	93	20,717 14,796	2	0	4	100 71	20,979	2	0	4	101 72						
				RCCO	13,734 13,716	4	0	4	66	14,776	4	0	4	71	14,983 14,963	4	0	4	72						
				T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120						
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,709	5	0	5	119						
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121						
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117						
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121						
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119						
	1250	Dan	224111	TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122						
60	1250	P13	231W	T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123						
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122						
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122						
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121						
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100						
				LCC0	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72						
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72						



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





D-Series Size 2

LED Area Luminaire











Specifications

EPA: 1.1 ft² (0.10 m²)

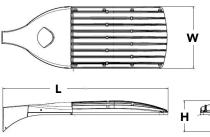
Length: 40" (101.6 cm)

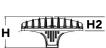
Width: 15" (38.1 cm)

Height 1: 7-1/4"

Height 2: (18.4 cm) (18.4 cm) (18.4 cm)

Weight: 36lbs





Catalog Number

Section 7, ItemA.

Notes

Туре

TYPES P20, P21, P22

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 1 P2 P6 P3 P7 1 P4 P8 1 Rotated optics P10 P13 1, 2 P11 P14 P12 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T5S Type V Very Short ³ T2S Type II Short T5M Type V Medium ³ T3M Type II Medium T5W Type IV Medium T4M Type IV Medium T4M Type IV Medium T6M T6W	MVOLT 5 XVOLT (277V-480V) 6-7.8 120 9 208 9 240 9 277 9 347 9 480 9	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ¹¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹⁰

Control options			Other	options	Finish (requ	iired)
Shipped installed NLTAIR2 nLight AIR generation 2 enable PIRHN Network, Bi-Level motion/ambir PER NEMA twist-lock receptacle only PER5 Five-wire receptacle only (no control of the contro	ent sensor ¹⁴ ly (no controls) ¹⁵ ontrols) ^{15,16} controls) ^{15,16} FAO	Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enable at 5fc ²⁰ High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc ²⁰ Field Adjustable Output ²³	HS SF DF L90 R90 HA BAA	House-side shield ²² Single fuse (120, 277, 347V) ⁹ Double fuse (208, 240, 480V) ⁹ Left rotated optics ² Right rotated optics ² 50°C ambient operations ¹ Buy America(n) Act Compliant ped separately Bird spikes ²³ External glare shield	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white

Ordering Information

Accessories

Ordered and shipped separately

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) 24 DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) 24 DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) 24

DSHORT SBK U Shorting cap 2

House-side shield for 80 LFD unit 22 DSX2HS 80C U DSX2HS 90C U House-side shield for 90 LED unit 22 DSX2HS 100C U House-side shield for 100 LED unit 22 Square and round pole universal mounting bracket (specify finish) 25 PUMBA DDBXD U*

Mast arm mounting bracket adaptor (specify finish) 12 KMA8 DDBXD U

DSX2EGS (FINISH) U External glare shield

For more control options, visit DTL and ROAM online.

NOTES

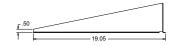
- HA not available with P5, P7, P8, P13, and P14.
- P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60~Hz). XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- 12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.

 14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
- 15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIRHC3V or PIRH1FC3V, FAO.
- 18 Requires (2) separately switched circuits with isolated neutrals.
- 19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH, Not available with P1, P2, P10,
- 20 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
- 21 Reference controls options table on page 4.
- 22 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
- 23 Must be ordered with fixture for factory pre-drilling.
- 24 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- 25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Options

EGS - External Glare Shield

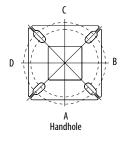


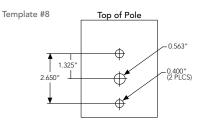




Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

		-		₹_	_!_		
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

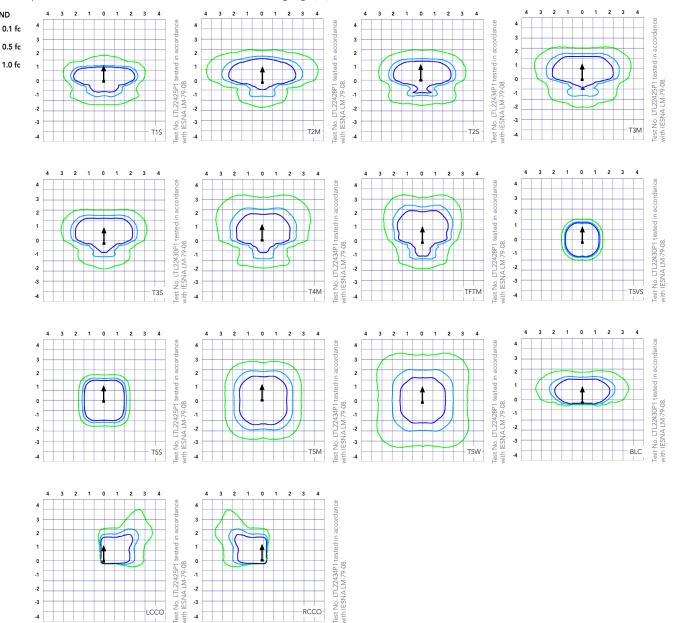
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	-		₹.	_T_	*	
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template		Minimum Acceptable Outside Pole Dimension								
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3″	3.5"				
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"				
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"				
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"				

LEGEND

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

Section 7, ItemA.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40 $^{\circ}\text{C}$ (32-104 $^{\circ}\text{F}$).

Aml	pient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a $\bf 25^{\circ}C$ ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

							Curre	nt (A)		
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
Forward Optics	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
(Non-Rotated)	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
Rotated Optics	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
(Requires L90	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
or R90)	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

	Motion Sensor Default Settings											
Option	Option Dimmed State High Level (when triggered) Phototcell Operation Dwell Time Ramp-up Time Ramp-down Time											
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min						
*PIR1FC3V or PIRH1FC3V	*PIR1FC3V or PIRH1FC3V 3V (37%) Output 10V (100%) Output Enabled @ 1FC 5 min 3 sec 5 min											
for use when motion sensor is us	use when motion sensor is used as dusk to dawn control.											

Controls Options													
Nomenclature	Description	Functionality	Primary control device	Notes									
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads									
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.									
PER5 or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire									
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.									
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.									

Forward 0	ptics																				
LED Count	Drive Cur-	Power	System	Dist.			30K K, 70 CRI)				40K K, 70 CRI			50K (5000 K, 70 CRI)						
220 Count	rent	Package	Watts	Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW		
				T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137		
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137		
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138		
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133		
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137		
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134		
80	530	P1	140W	TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137		
00	330		14011	T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143		
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143		
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142		
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141		
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112		
				LCC0	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84		
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84		
				TIS	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132		
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131		
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132		
				T3S T3M	21,690 22,342	3	0	4	117 121	23,366	3	0	4	126 130	23,662	3	0	4	128 132		
	700		185W	T4M	21,857	3	0	4	118	24,068 23,545	3	0	4	127	24,373 23,844	3	0	4	129		
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132		
80		P2		T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137		
				TSS	23,222	4	0	2	126	25,010	4	0	2	135	25,354	4	0	2	137		
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,334	5	0	3	137		
				T5W	23,182	5	0	4	123	24,810	5	0	4	134	25,290	5	0	4	136		
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108		
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80		
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80		
	850			T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132		
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132		
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132		
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128		
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132		
			217W	T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129		
00		D2		TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132		
80		Р3		T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137		
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137		
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137		
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136		
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108		
				LCC0	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80		
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80		
				T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125		
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125		
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126		
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122		
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125		
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123		
80	1050	P4	270W	TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125		
				T5VS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130		
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130		
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130		
				T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129		
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103		
				LCC0	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76		
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76		



Forward O	ptics																		
LED Count	Drive Cur-	Power	System	Dist.	30K (3000 K, 70 CRI)				40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					
	rent	Package	Watts	Type	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
				T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
80				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
	1250	P5	321W	TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				TSS	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	5	114	39,403	5	0	4 5	123 122	39,901	5	0	5	124
				T5W BLC	36,336 28,884	3	0	4	90	39,144	3	0	4	97	39,640 31,509	3	0	4	123 98
				LCCO	21,492	2	0	4	67	31,115 23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
			343W	T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
	1050			T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
100		De .		TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
100		P6		T5VS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				T5W	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCC0	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
	1250		398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M T3S	42,773	4	0	4	107	46,078	4	0	5	116	46,661	4	0	5	117
				T3M	41,423 42,669	4	0	5	104	44,624 45,966	4	0	5	112 115	45,189 46,548	4	0	5	114 117
				T4M	42,009	4	0	5	107	43,966	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
100		P7		T5VS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				TSS	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				T5W	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCC0	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCC0	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
100	1350	P8	448W	TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				T5VS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S T5M	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M T5W	47,404	5	0	5	110	51,067	5	0	5	118	51,713	5	0	5	120
				BLC	47,093	3	_	5	109 87	50,732	3	0	5	118 94	51,374	3	0	5	119 95
				LCCO	37,434 27,854	3	0	5	65	40,326 30,006	3	0	5	70	40,837 30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
		I	1	ncco	41,034	ر	U	ر	1 00	30,000		U	ر	///	JU,300	ر	U	ر	/ 1



Rotated 0	ptics																		
LED C.	Drive Cur-	Power	System					40K			50K (5000 K, 70 CRI)								
LED Count	rent	Package	Watts	Dist. Type	Lumens	(3000 B	K, 70 CRI U	G	LPW	Lumens	(4000 B	K, 70 CRI	G	LPW	Lumens	(3000 B	U U	G	LPW
				T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M T3S	20,391 19,719	4	0	4	131 126	21,967 21,242	4	0	4	141 136	22,245 21,511	4	0	4	143 138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
90	530	P10	156W	TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
,,,	330		.50.1	TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S T5M	20,482	5	0	3	131	22,064 22,059	5	0	3	141 141	22,343 22,338	5	0	3	143 143
				T5W	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCC0	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO T1S	12,016	4	0	4	77 123	12,944 27,490	4	0	4	83 133	13,108	4	0	4	84 134
				T2S	25,518 25,371	5	0	5	123	27,490	5	0	5	132	27,837 27,677	5	0	5	134
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T4M TFTM	25,327 25,981	5	0	5	122 126	27,284 27,989	5	0	5	132 135	27,629 28,343	5	0	5	133 137
90	700	P11	207W	T5VS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				TSS	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				T5W	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC LCCO	21,339 15,240	2	0	4	103 74	22,988 16,418	2	0	4	111 79	23,279 16,626	2	0	4	112 80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
				T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T3S T3M	29,278 30,259	5	0	5	115 119	31,540 32,597	5	0	5	124 128	31,940 33,010	5	0	5	126 130
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
90	850	P12	254W	TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
70		F 12		T5VS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				TSS	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M T5W	30,404 30,131	5	0	3	120 119	32,753 32,459	5	0	4	129 128	33,168 32,870	5	0	4	131 129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCC0	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
			344W	T1S T2S	38,768 38,545	5	0	5	113 112	41,764 41,523	5	0	5	121 121	42,292 42,049	5	0	5	123 122
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
90	1200	P13		TFTM T5VS	39,472 39,749	5	0	5	115 116	42,522 42,821	5	0	5 1	124 124	43,060 43,363	5	0	5	125 126
				TSS	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				T5W	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO RCCO	23,154 23,124	5	0	5	67 67	24,943 24,910	5	0	5	73 72	25,259 25,226	5	0	5	73
				T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T3S	41,959	5	0	5	104	45,201 46,716	5	0	5	112	45,773	5	0	5	113
				T3M T4M	43,365 42,547	5	0	5	107 105	46,716 45,834	5	0	5	115 113	47,307 46,414	5	0	5	117 115
00	1400	D4.4	405144	TFTM	43,646	5	0	5	103	47,018	5	0	5	116	47,614	5	0	5	118
90	1400	P14	405W	T5VS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117
				T5M T5W	43,572	5	0	5	108	46,939 46,518	5	0	4	116	47,533 47,107	5	0	5	117
				BLC	43,181 35,847	5	0	5	107 89	46,518 38,617	5	0	5	95 95	47,107 39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly $^{\text{TM}}$ product, meaning it is consistent with the LEED and Green Globes criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with onboard photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

 $\dot{\rm All}$ values are design or typical values, measured under laboratory conditions at 25 °C Specifications subject to change without notice.



140 E 6th Street, Franklin, OH 45005

SHP - ARCHITECT

312 Plum Street, Suite 700, Cincinnati, OH 45202 PHONE: (513) 381-2112 FAX: (513) 381-5121

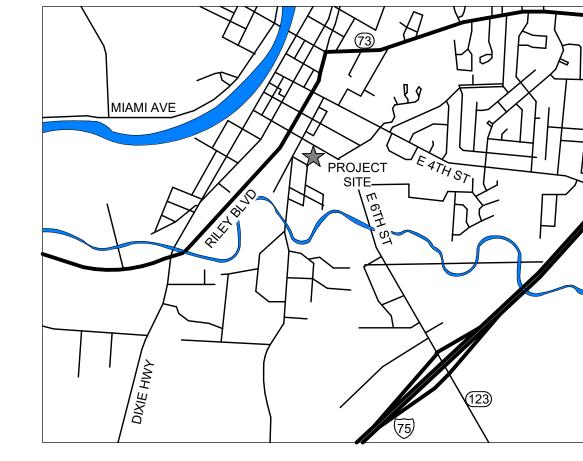
THE KLEINGERS GROUP - CIVIL ENGINEER

6219 Centre Park Drive, West Chester, OH 45069

PHONE: (513) 779-7851 FAX: (513) 779-7852

THE KLEINGERS GROUP - LANDSCAPE ARCHITECT

6219 Centre Park Drive, West Chester, OH 45069 PHONE: (513) 779-7851 FAX: (513) 779-7852 BSHP





SHEET INDEX

GENERAL

TITLE SHEET RENDERINGS

GENERAL NOTES & DETAILS

SURVEY BASEMAP **DEMOLITION PLAN**

LOCATION PLAN

ZONING PLAN UTILITY PLAN

UTILITY PROFILES

GRADING PLAN EROSION CONTROL NOTES & DETAILS **LANDSCAPING**

COLUMN + FENCING DETAILS

PLANTING DETAILS

PLANTING PLAN

ELECTRICAL

ELECTRICAL LEGENDS

ELECTRICAL SITE IMPROVEMENT PLANS ELECTRICAL SITE IMPROVEMENT ZONING PLAN

COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

RUSSELL R. MILLER, JR., Lic# 0814790 Expiration Date 12/31/2025



VICINITY MAP

ISSUANCES 03-15-24 PLANNING COMMISSIO

Y SCHOOLS

IMPROVEMENTS
Inklin, OH 45005

FRANKLIN CITY S

FRANKLIN CITY S

140 E 6th Street, Franklin

TITLE SHEET

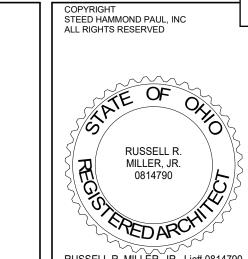
COMM NO. 2020108.03



AERIAL VIEW FROM FROM EAST SIXTH STREET & ANDERSON STREET



STREET VIEW FROM EAST SIXTH STREET & ANDERSON STREET





FRANKLIN CITY SCHOOLS
FRANKLIN HS - SITE IMPROVEMENTS
140 E 6th Street, Franklin, OH 45005

ISSUANCES

RENDERINGS

COMM NO. 2020108.03

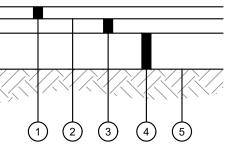
G005

GENERAL NOTES

- 1. THE CITY OF FRANKLIN, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF FRANKLIN REQUIREMENTS, THE CITY OF FRANKLIN REQUIREMENTS SHALL PREVAIL.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
- 3. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- 4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH
- 5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE HIM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
- 6. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- 7. ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC
- 8. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- 9. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

- 1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- 2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING. BREAKING OR SKINNING OF ROOTS. SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- 3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- 4. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE BY IMPORTING/EXPORTING
- 6. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF FRANKLIN AND THE OHIO EPA.
- 7. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659. **UTILITY NOTES**
- 1. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN. STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- 2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
- 4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- 6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
- 7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
- 8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- 9. ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE **REQUIREMENTS OF ODOT ITEM 611.**
- 10. DISTANCES SHOWN FOR STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM STRUCTURES ARE
- SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED. 11. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END
- TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
- 12. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
- 13. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- 14. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- 15. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS.
- 16. ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
- 17. ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
- 18. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- 19. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.

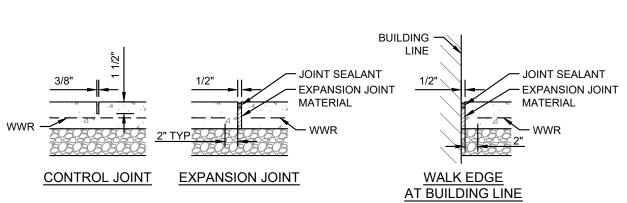


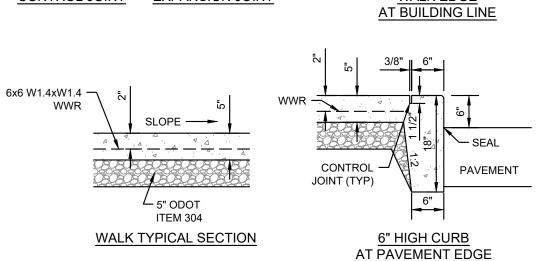
- 1 1/2" ODOT ITEM 441 ASPHALT CONCE SURFACE COURSE, TYPE 1, PG64-22 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE
- ODOT ITEM 407 TACK COAT, APPLY IF TIME 2 ODOT ITEM 407 TACK COAT, 75 T. E. ...
 BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- (3) 2.5" ODOT ITEM 301 ASPHALT CONCRETE BASE
- (4) 6" ODOT ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM (5) 204, EARTHWORK SPECIFICATION 312000 AND
- STANDARD DUTY ASPHALT PAVEMENT DETAIL



PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.







CONTROL JOINT

6x6 W1.4xW1.4 —

WWR

- 1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
- 2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED, SAWED JOINTS ARE NOT PERMITTED.
- 3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%. 4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH
- 5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING

JOINT SEALANT

EXPANSION JOINT

1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS

STRUCTURES, WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING

WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.

2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8"

WIDE BY 1 1/2" DEEP AND TOOLED, SAWED JOINTS ARE NOT PERMITTED.

3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS

4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH

5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING

EXTERIOR CONCRETE

6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

SLOPE ---

∠ 5" ODOT

ITEM 304

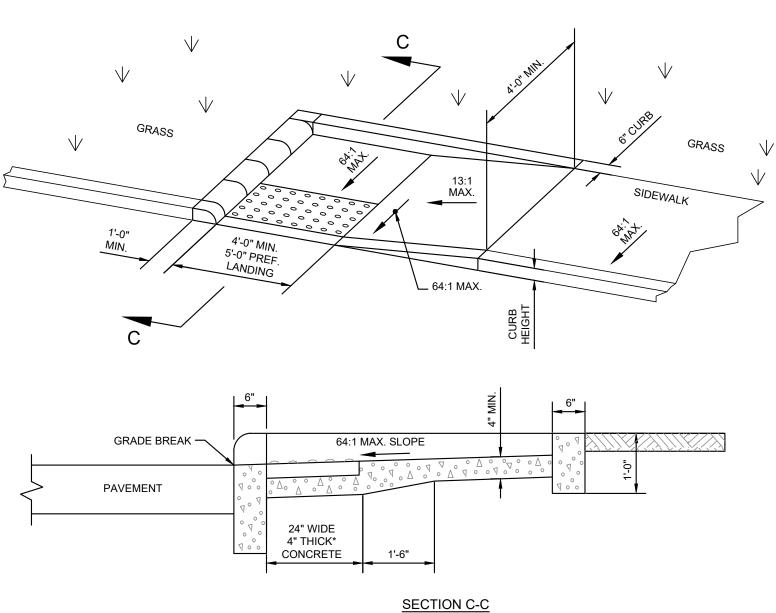
WALK TYPICAL SECTION

SLOPE OF 2.00%.

WITH THE FINAL SURFACE.

WITH THE FINAL SURFACE.

EXTERIOR CONCRETE SLAB WALK



1. WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC. 2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE

NOTES:

- FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITIONS SHALL BE 20:1 OR FLATTER.
- . THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PLANES PERPENDICULAR TO THE LANDING.
- 4. THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER AND SURFACE SLOPES THAT MEET GRADE BREAKS SHALL ALSO BE FLUSH.
- 5. RAMP LANDINGS SHALL BE 4' MIN. X 4' MIN. WITH A 64:1 OR FLATTER CROSS SLOPE AND RUNNING SLOPE. 6. **DETECTABLE WARNINGS**: INSTALL DETECTABLE WARNINGS ON EACH CURB RAMP WITH APPROVED MATERIALS, AS SHOWN IN SEPARATE DETAIL. INSTALL THESE PROPRIETY
- 7. DRAINAGE: CONTRACTOR IS TO ENSURE THE BASE OF EACH CONSTRUCTED CURB RAMP ALLOWS FOR PROPER DRAINAGE, WITHOUT EXCEEDING ALLOWABLE CROSS SLOPE OR RAMP SLOPES. VERTICAL CHANGE IN LEVEL EXCEEDING 1/2" BETWEEN THE 1) PAVEMENT AND GUTTER, AND 2) GUTTER AND RAMP, ARE NOT ALLOWED.

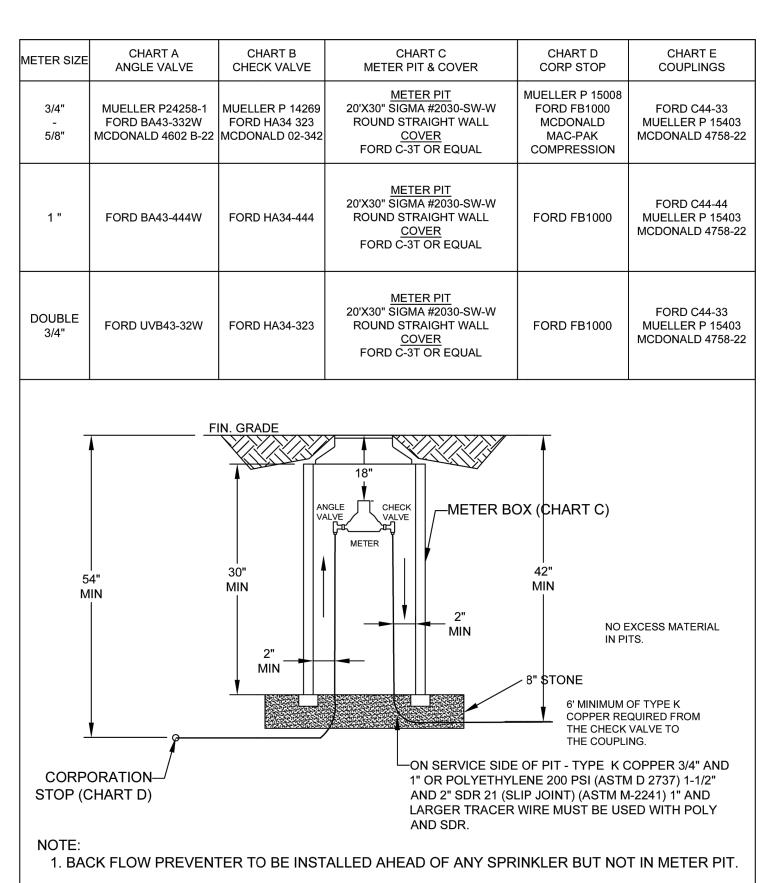
PRODUCTS AS PER MANUFACTURER'S WRITTEN

- . SURFACE TEXTURE: TEXTURE CONCRETE SURFACES BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES TO BE ROUGHER THAN THE ADJACENT WALK.
- 9. JOINTS: PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. PROVIDE A ½" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.

*WHERE POSSIBLE, POUR RAMP AREA INTEGRAL WITH THE CURB, OTHERWISE USE 6" THICK WALK.







STEED HAMMOND PAUL, I

ISSUANCES

11-06-23 DESIGN DEVELOPMENT

03-15-24 PLANNING COMMISSIO

05-22-24 PLANNING COMMISSIC

GENERAL

NOTES &

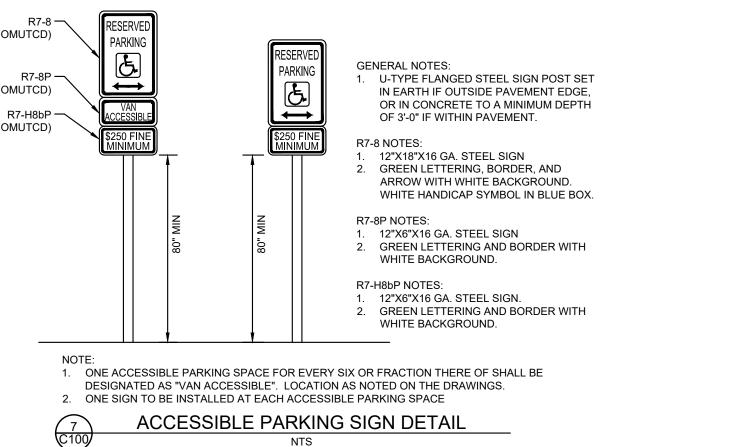
DETAILS

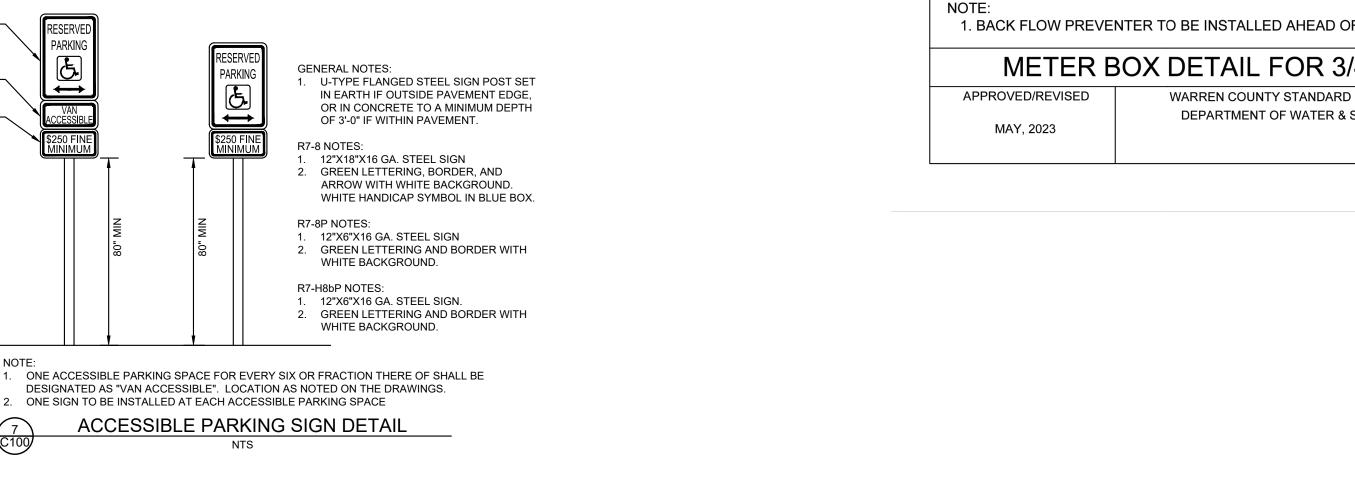
COMM NO. 2020108.0

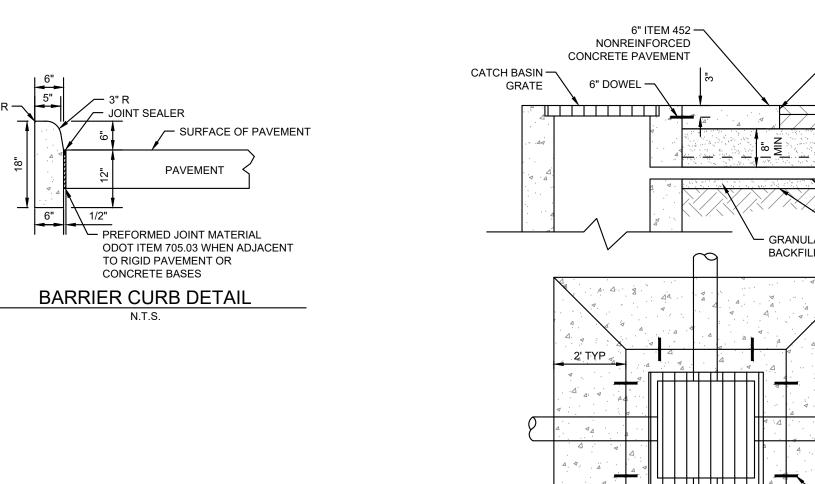
C100

05-22-2024

I-25-24 PLANNING COMMISSIO





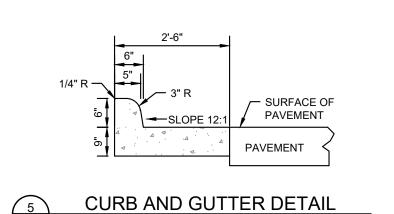


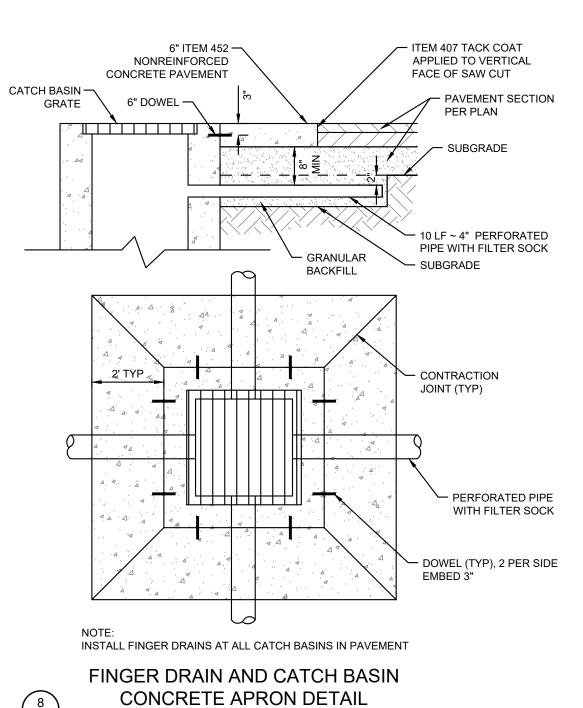
JOINT SEALANT

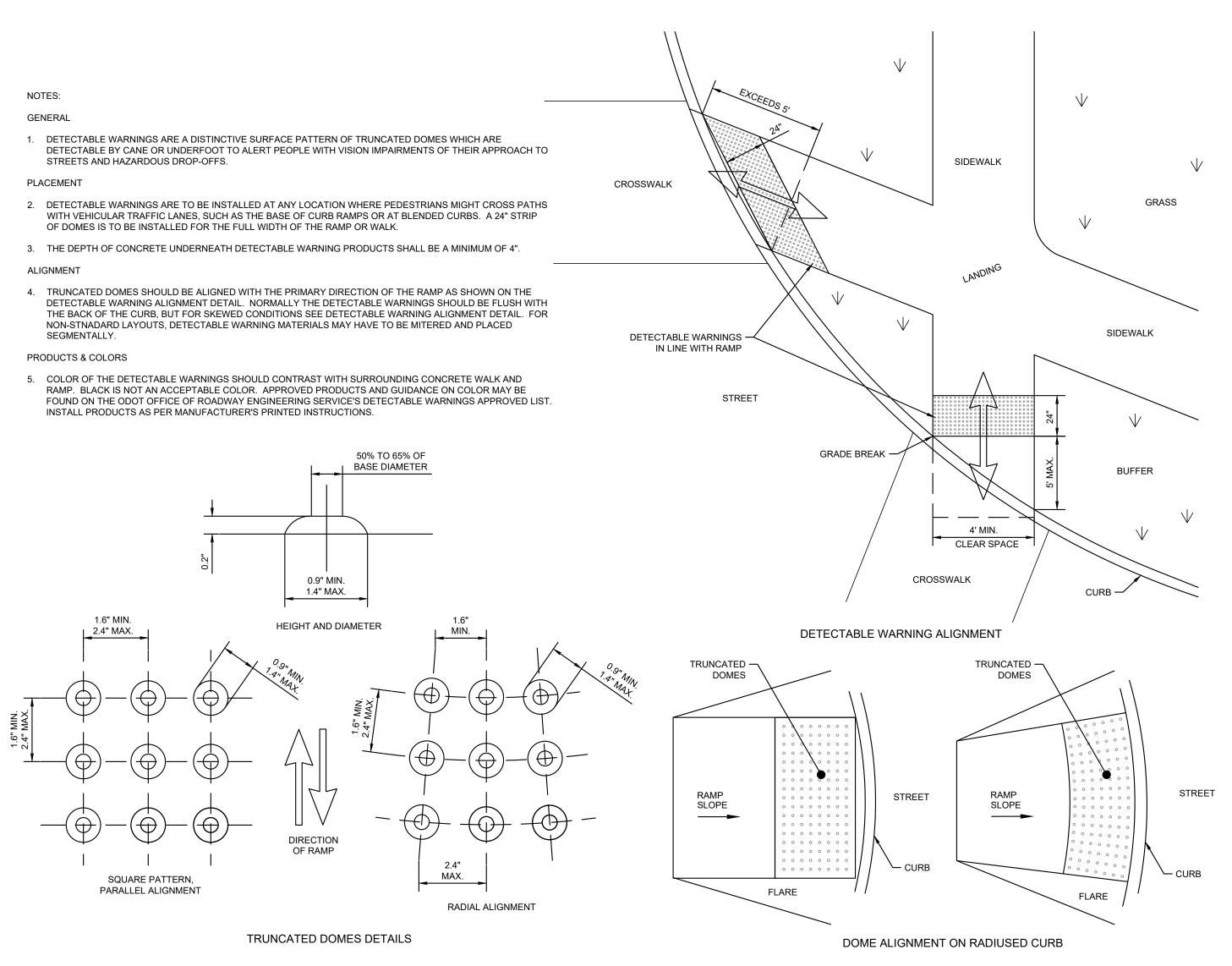
EXPANSION JOINT

MATERIAL

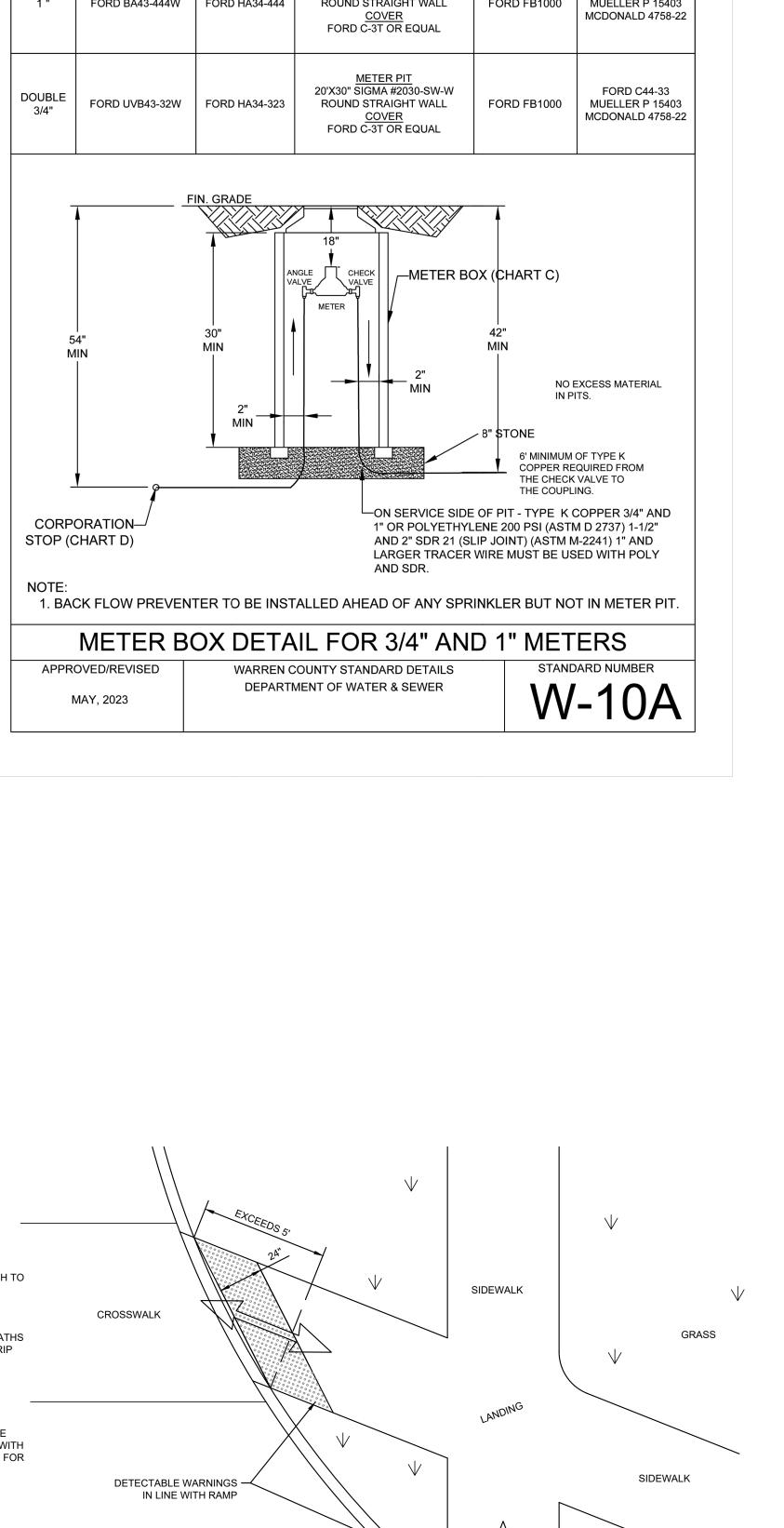
AT LAWN AREA

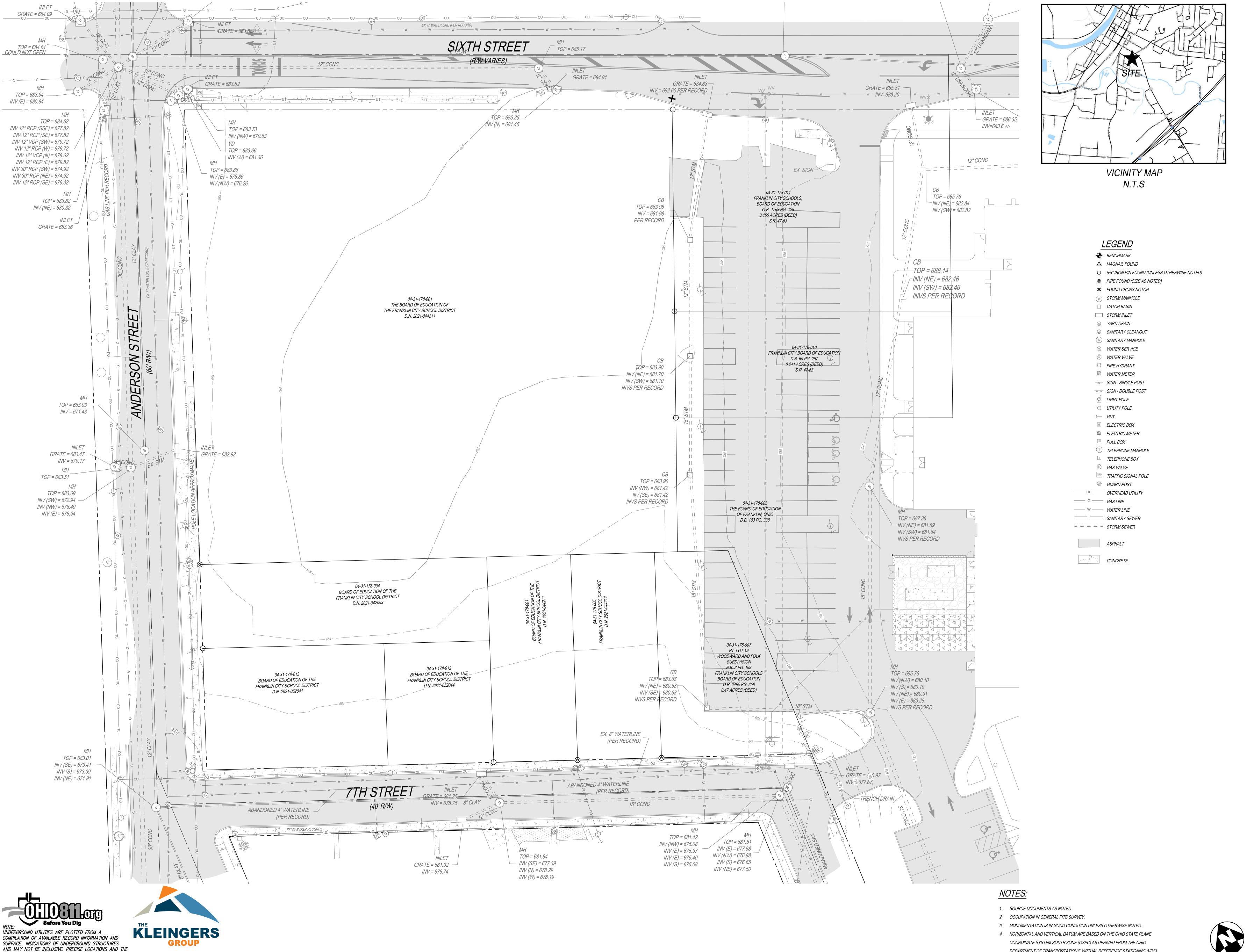






DETECTABLE WARNINGS DETAIL





EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CIVIL ENGINEERING www.kleingers.com

LANDSCAPE

ARCHITECTURE

6219 Centre Park Dr. West Chester, OH 45069

513.779.7851

CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY

PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY

PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

SCHOOL
IMPRO

Jklin, OH 45005

K SCHOOL

K SCHOOL

ISSUANCES

11-06-23 DESIGN DEVELOPMENT
03-15-24 PLANNING COMMISSION
04-19-24 GMP
05-22-24 PLANNING COMMISSION
11-25-24 PLANNING COMMISSION

SURVEY BASEMAP

05-22-2024

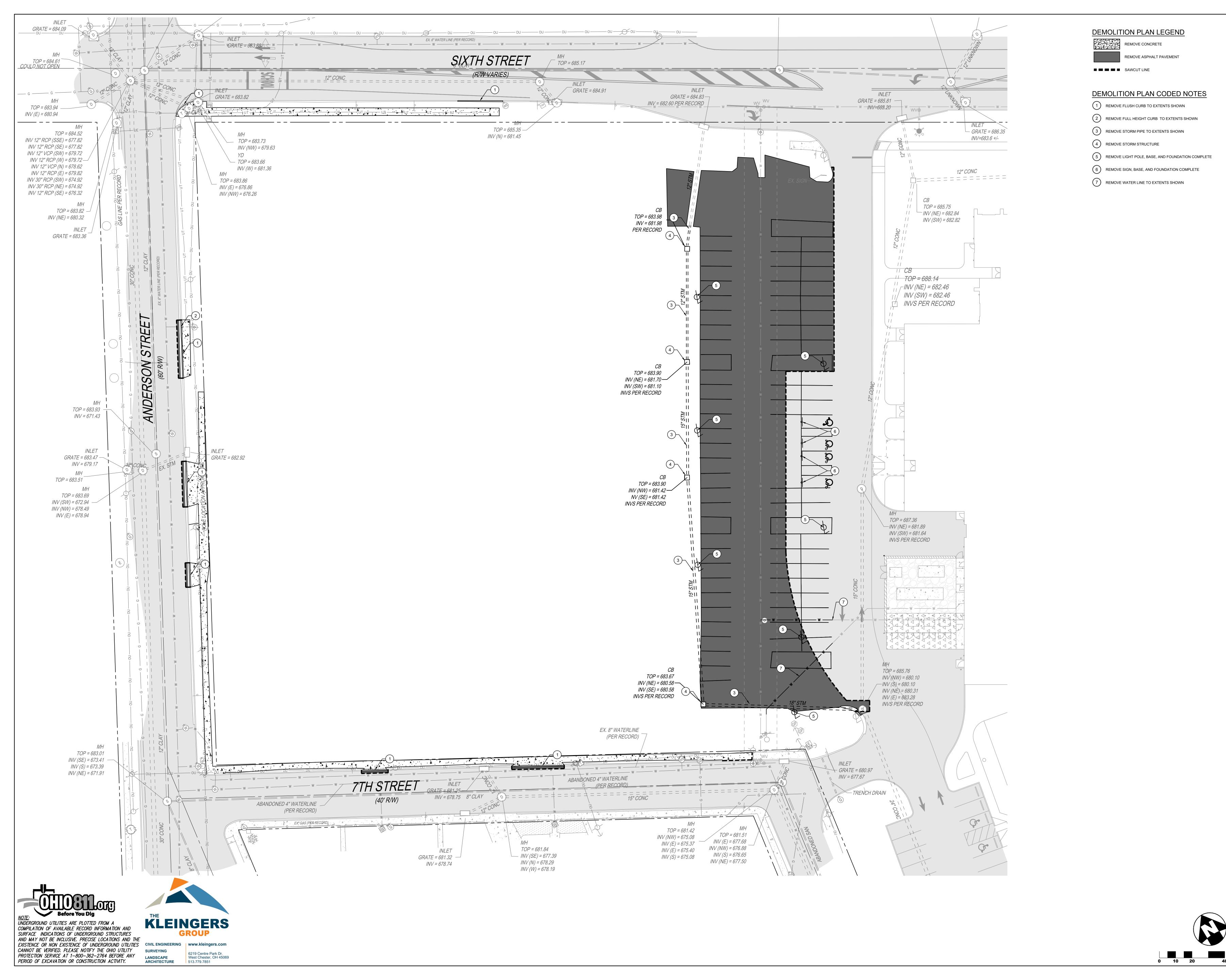
COMM NO. 2020108.03

0 10 20

DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS).

(NAD 83) (NAVD 88)

5. SITE BENCHMARK AS SHOWN HEREON.



COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

ADAM BERNER AND ASSISTANCE AND ASSIS

Ste 700 | 1086 N. 4th Street, Ste 111 | 223 Fairfield Avenue, Ste 10 | Columbus, Ohio 43201 | Bellevue, Kentucky 41073 | 859.360.1234

- SITE IMPROVEMENTS

Sth Street, Franklin, OH 45005

TKANKLIN HJ - JII 140 E 6th Street, F FRANKLIN CI

ISSUANCES

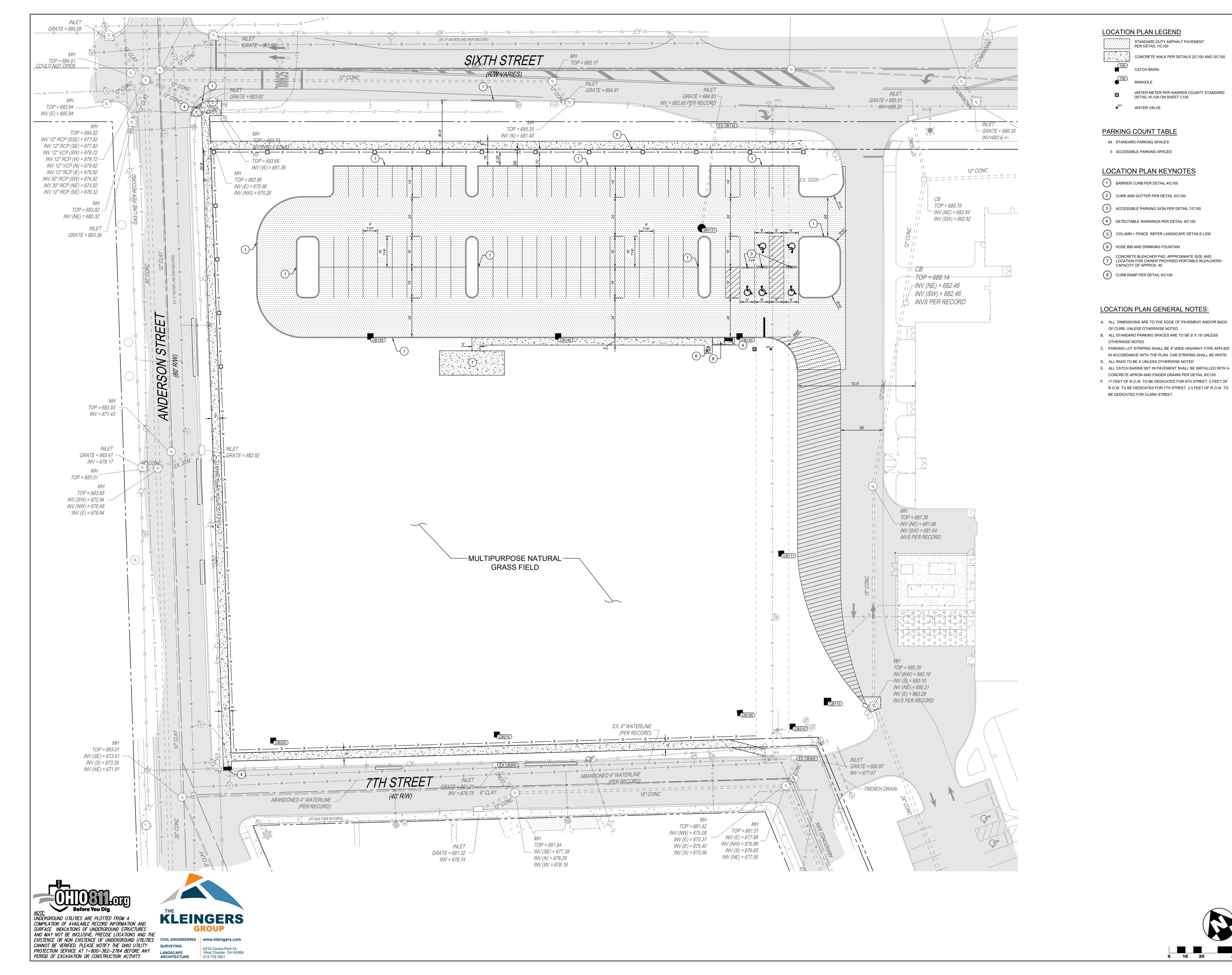
11-06-23	DESIGN DEVELOPMENT
03-15-24	PLANNING COMMISSION
04-19-24	GMP
05-22-24	PLANNING COMMISSION
11-25-24	PLANNING

DEMOLITION PLAN

DATE 05-22-2024

COMM NO. 2020108.03

C120



COPYRIGHT
STEED HAMMOND PAUL, INC
ALL RIGHTS RESERVED

1 223 Fairfield Avenue, Ste 100 Bellevue, Kentucky 41073 859.360.1234

e 700 | 1086 N. 4th Street, Ste 111 | Columbus, Ohio 43201 | 614.223.2124

312 Plum Stree Cincinnati, Ohic 513.381.2112

S - SITE IMPROVEME

E 6th Street, Franklin, OH 45005

IKLIN CITY SCHOOLS

ISSUANCES

06-23 DESIGN DEVELOPMENT
15-24 PLANNING COMMISSION
19-24 GMP
22-24 PLANNING COMMISSION
25-24 PLANNING COMMISSION

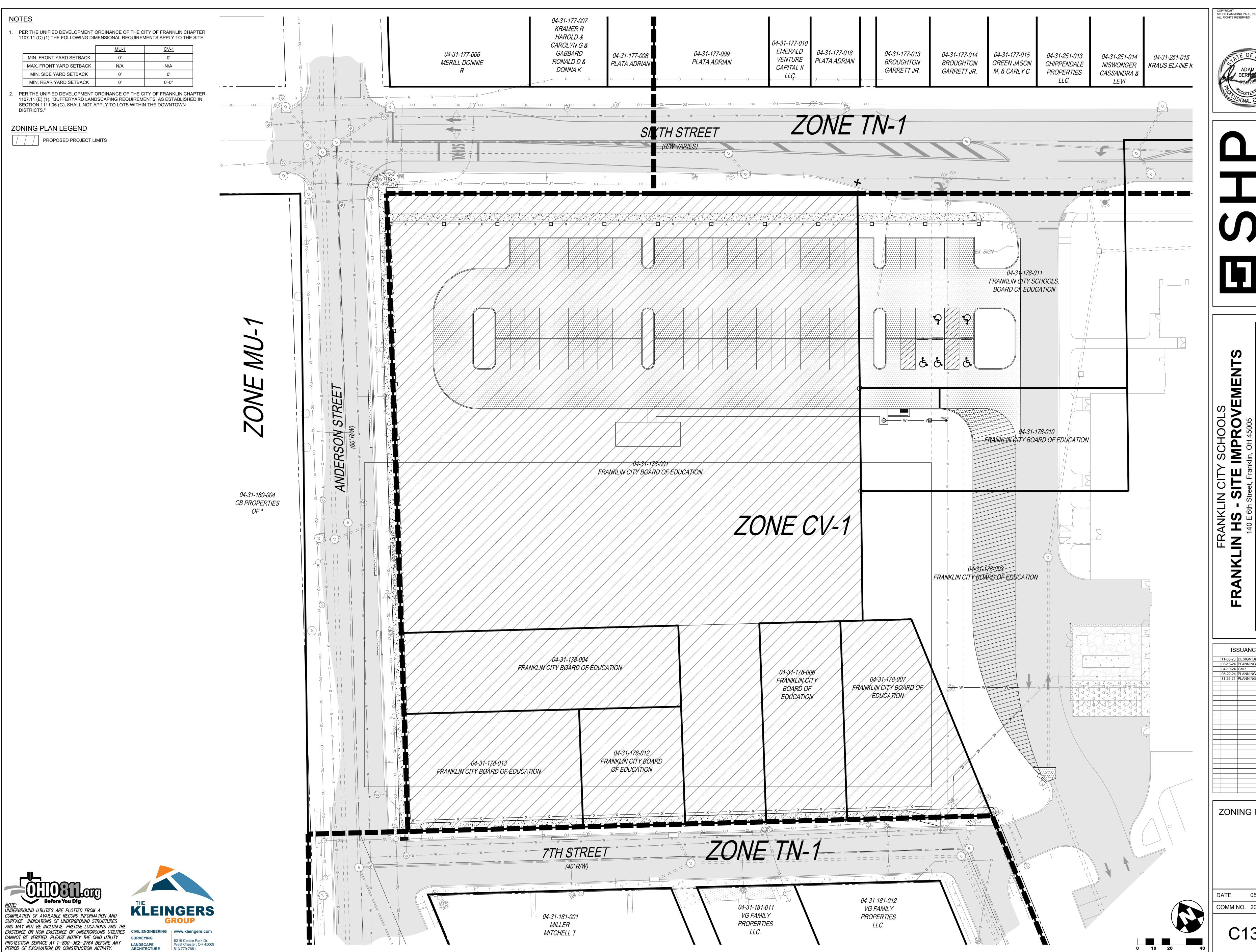
11-25-24 PLANNING COMMISSION

LOCATION PLAN

DATE 05-22-2024

COMM NO. 2020108.03

C130

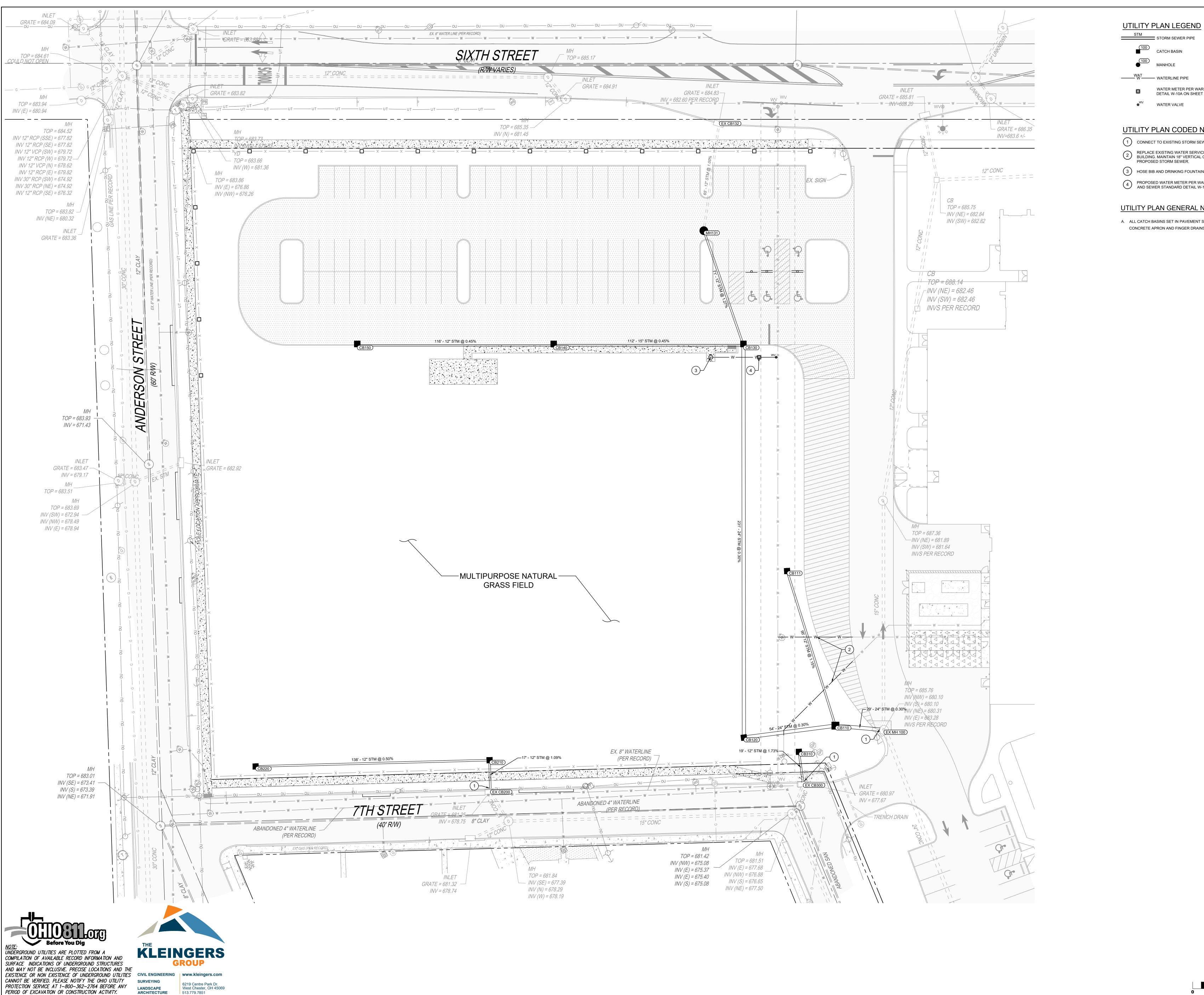


/ SCHOOLS
IMPROVEI SCHOOL!

ISSUANCES | 11-06-23 | DESIGN DEVELOPMENT | 03-15-24 | PLANNING COMMISSION | 04-19-24 | GMP | 05-22-24 | PLANNING COMMISSION | 11-25-24 | PLANNING COMMISSION |

ZONING PLAN

05-22-2024 COMM NO. 2020108.03



STM STORM SEWER PIPE

WATER METER PER WARREN COUNTY STANDARD DETAIL W-10A ON SHEET C100

⊗WV WATER VALVE

UTILITY PLAN CODED NOTES

(1) CONNECT TO EXISTING STORM SEWER

REPLACE EXISTING WATER SERVICES TO HIGH SCHOOL BUILDING. MAINTAIN 18" VERTICAL CLEARANCE BELOW PROPOSED STORM SEWER.

3 HOSE BIB AND DRINKING FOUNTAIN

PROPOSED WATER METER PER WARREN COUNTY WATER AND SEWER STANDARD DETAIL W-10A

UTILITY PLAN GENERAL NOTES:

A. ALL CATCH BASINS SET IN PAVEMENT SHALL BE INSTALLED WITH A CONCRETE APRON AND FINGER DRAINS PER DETAIL 8/C100

COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

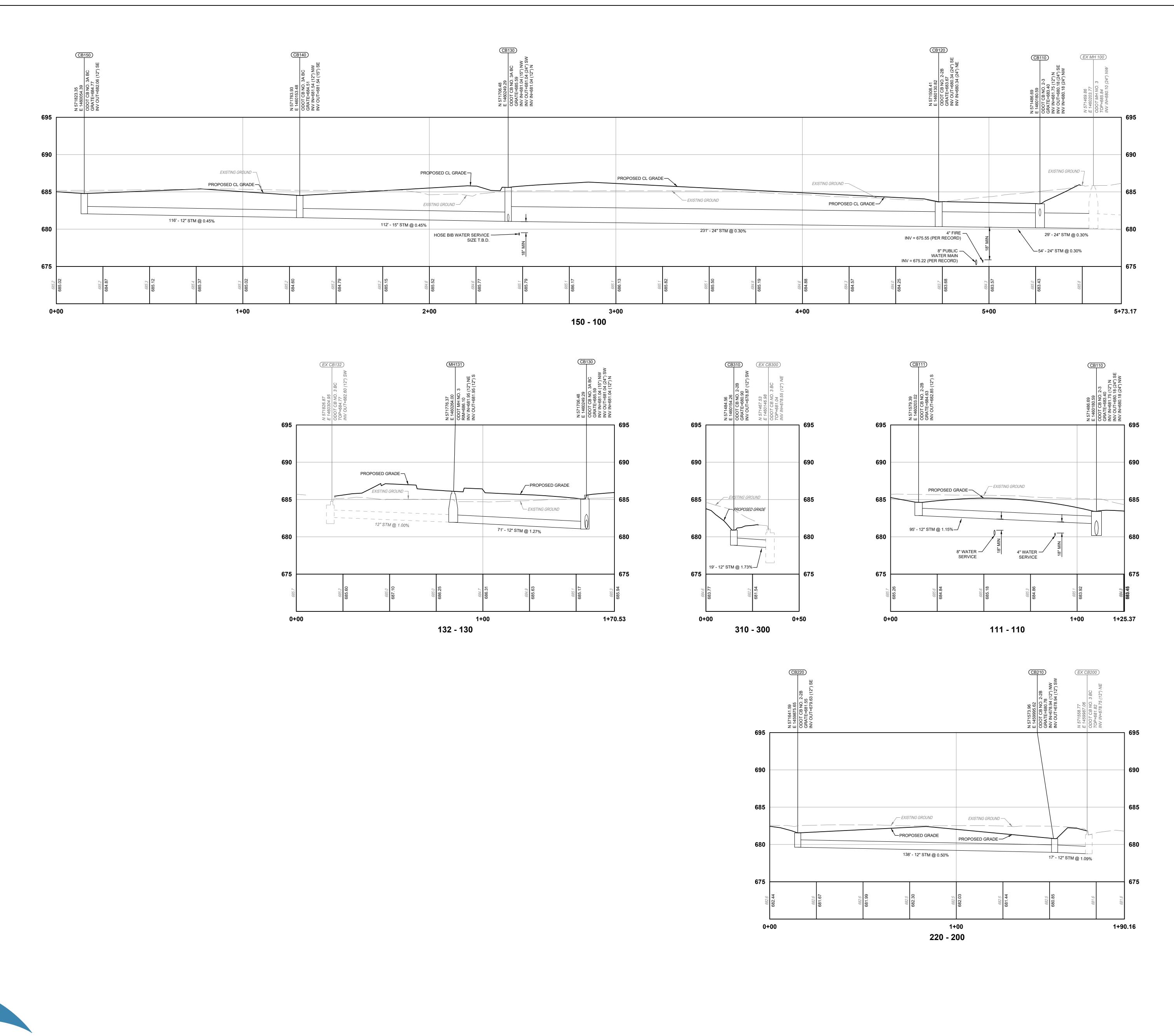
ISSUANCES

UTILITY PLAN

05-22-2024

COMM NO. 2020108.0

0 10 20



ADAM
BERNER
73974

**COSTERED REMINISTRATION OF THE PROPERTY O

Plum Street, Ste 700 | 1086 N. 4th Street, Ste 111 | 223 Fairfield Avenue, Ste Columbus, Ohio 43201 | Bellevue, Kentucky 4107 | 859.360.1234

RANKLIN CITY SCHOOLS

RANKLIN HS - SITE IMPROVEMENT

140 E 6th Street, Franklin, OH 45005

FRANKLIN CITY SCHOOLS

754 E 4th Street, Franklin, OH 45005

ISSUANCES

11-06-23 DESIGN DEVELOPMENT
03-15-24 PLANNING COMMISSION
04-19-24 GMP
05-22-24 PLANNING COMMISSION
11-25-24 PLANNING COMMISSION

UTILITY PROFILES

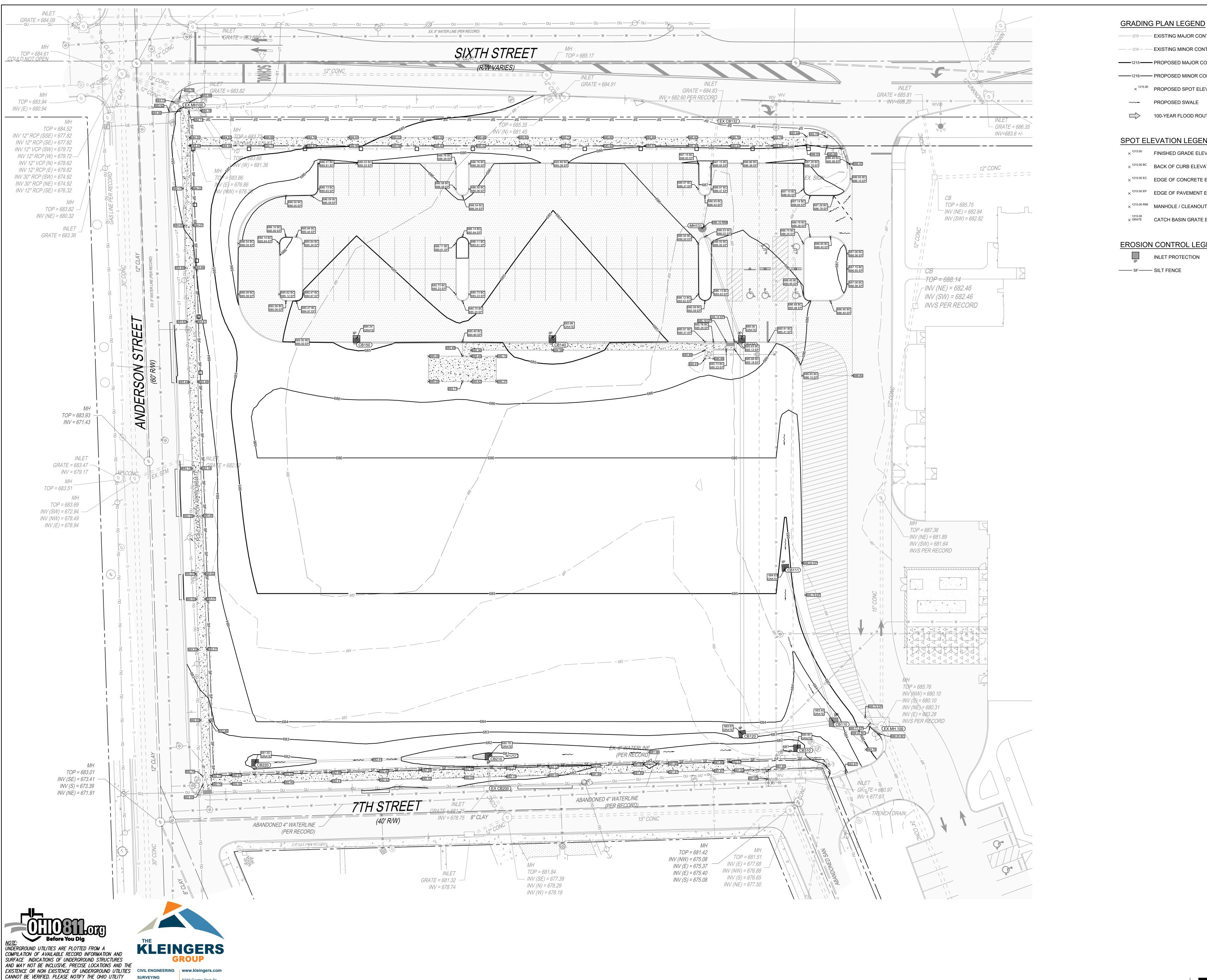
DATE 05-22-2024
COMM NO. 2020108.03

51VIIVI 140. 2020 100.0

C141

 V 0
 2.5
 5
 10

 H 0
 10
 20
 40



6219 Centre Park Dr. West Chester, OH 45069

LANDSCAPE

ARCHITECTURE 513.779.7851

PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY

PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

— −1216 − — EXISTING MINOR CONTOUR

× 1215.00 PROPOSED SPOT ELEVATION

100-YEAR FLOOD ROUTE

SPOT ELEVATION LEGEND

× 1215.00 FINISHED GRADE ELEVATION

× 1215.00 BC BACK OF CURB ELEVATION

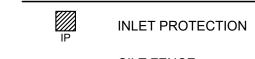
× 1215.00 EC EDGE OF CONCRETE ELEVATION

× 1215.00 EP EDGE OF PAVEMENT ELEVATION

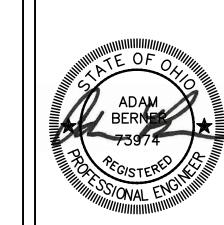
 \times 1215.00 RIM MANHOLE / CLEANOUT RIM ELEVATION

× GRATE CATCH BASIN GRATE ELEVATION

EROSION CONTROL LEGEND



COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED



ISSUANCES

GRADING PLAN

05-22-2024

COMM NO. 2020108.0

0 10 20

TOTAL SITE AREA:

SOILS:

TOTAL DISTURBED AREA:

3.56 ACRES

3.56 ACRES

LATITUDE: N 39°33'22.11" LONGITUDE: W -84°18'10.72" **ESTIMATED CONSTRUCTION DATES: SPRING 2025 - SUMMER 2025**

0.60 ACRES **EXISTING IMPERVIOUS AREA:** PROPOSED IMPERVIOUS AREA: 0.96 ACRES TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 0.96 ACRES INCREASE IN IMPERVIOUS AREA:

PRE-CONSTRUCTION RUNOFF COEFFICIENT: POST-CONSTRUCTION RUNOFF COEFFICIENT: C=0.46

IMMEDIATE RECEIVING WATER/MS4: CLEAR CREEK ULTIMATE RECEIVING STREAM: **GREAT MIAMI RIVER**

EXISTING LAND USE: PROJECT SITE WAS FORMERLY A BUS FACILITY, RETAIL LOT, AND RESIDENTIAL PROPERTIES. THE SITE HAS BEEN DEMOLISHED AND CLEARED IN PREPARATION FOR CONSTRUCTION.

MnD2 - Miamian-Hennepin silt loams, 12 to 18 percent slopes, moderately eroded

Rn - Ross loam, 0 to 2 percent slopes, occasionally flooded

CONSTRUCTION SEQUENCE

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE EXISTING DITCHES WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

A) INSTALL EROSION CONTROL ITEMS.

B) STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA. C) INSTALL TEMPORARY DITCH CHECKS IN DOWNSTREAM END OF EXISTING DITCH WITHIN 24 HOURS FOLLOWING THE

D) IF U/G PIPE IS CALLED FOR IN THIS PORTION OF WORK AREA, PIPE CREW WILL INSTALL PIPE AS WELL AS MANHOLES.

E) AS PIPE INSTALLATION PROGRESSES, REPAIR OF THE ROADWAY WILL PROCEED BEHIND IT. F) ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION

REGULATIONS INCLUDING:

 SEEDING DITCH MATTING

3. INLET PROTECTION

MULCHING WATERING

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

<u>TITLE</u> **PHONE NUMBER** SITE SUPERINTENDENT PROJECT ENGINEER

IMMEDIATELY AFTER NOTIFICATION. THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER. OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY: 1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.

2) STOP THE SPILL.

3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE. 4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

IF THE SPILL EXCEEDS 25 GALLONS, THE FOLLOWING ORGANIZATIONS SHALL BE CONTACTED WITHIN 30 MINUTES OF THE INCIDENT **EMERGENCY CONTACTS:**

800-282-9378 (24-HOUR PHONE NO.) OHIO EPA EMERGENCY RESPONSE CENTER

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH REVISIONS IN APRIL 2018 AND IN APRIL 2023. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OEPA "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OEPA NPDES PERMIT TO THE ENGINEER

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS. RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS. AT THE ENGINEER'S

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY



HEALTH REGULATIONS.

DISCRETION.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000006. (SEE TABLE 1)

TABLE 1: PERMANE	ENT STABILIZATION
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000006. (SEE TABLE 2)

TABLE 2: TEMPORA	ARY STABILIZATION
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN

2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.

3) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE

4) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

TEMPORARY SEEDII	NG & MULCHING FOR	EROSION CONTROL
SEED TYPE	PER 1,000 SQ FT	PER ACRE
PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 POUND 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	М	Α	М	J	J	Α	S	0	N	D	
PERMANENT SEEDING			•	•	•	*	*	*	•	•			* IRRIGATION NEEDED
DORMANT SEEDING	•	•	•							•	•	•	** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS
TEMPORARY SEEDING			•	•	•	*	*	*	•	•			APPLIED
SODDING			**	**	**	**	**	**	**				
MULCHING	•	•	•	•	•	•	•	•	•	•	•	•	

INSPECTIONS

LIMITS.

ALL BMPS ON THIS SITE SHALL BE INSPECTED BY "QUALIFIED INSPECTION PERSONNEL" ASSIGNED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED, AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD. A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

- THE INSPECTION DATE;
- 2. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION; WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION

- ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY **DISCHARGES OCCURRED;**
- 4. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
- LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
- 6. LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED;
- 7. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- 8. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

MAINTENANCI

THE CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE ALL EROSION CONTROL INSTALLATIONS AS NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL REPAIRS TO BMPS SHALL BE MADE WITHIN 3 DAYS (OR SOONER IF POSSIBLE) OF NOTIFICATION OF DEFICIENCIES. IF THE CORRECTIONS ARE NOT MADE WITHIN THE 3 DAY PERIOD, LIQUIDATED DAMAGES MAY BE ASSESSED AS PER THE ODOT CMS SECTION 108.07.

ONGOING INSPECTION OF INSTALLATIONS WILL BE PERFORMED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVED DURING CLEANING OF OR REMOVAL OF BMP INSTALLATIONS SHALL BE PLACED IN AREAS NOT SUBJECT TO EROSION AND PERMANENTLY STABILIZED.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING. DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

- VEGETATIVE COVER AND/MULCH APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- WATERING SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS IEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
- SPRAY-ON ADHESIVES APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

<u>ADHESIVE</u>	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

PERMITTEE NAME	GENERAL PERMIT: _	OHC000006
ADDRESS1 ADDRESS2	NPDES PERMIT: _	XXXXXXXX
PHONE: FAX: CONTACT:	DATE OF ISSUE: _	XX/XX/XXXX

SPILL PREVENTION

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

- 1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- 2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- 3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. 4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- 5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- 6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. 7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

- 2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- 3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- 1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES,
- KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE. 3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA
- (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATERS OF THE STATE, MUST BE REPORTED TO THE OHIO EPA'S HOTLINE. 5. SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
- 6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- 7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

<u>FERTILIZERS</u>

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED. FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE WASH WATER/WASH OUTS

CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT WITH NO POTENTIAL FOR DISCHARGE SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FT. OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED ON THE LOT AWAY FROM ANY WATER CONVEYANCES.

STEED HAMMOND PAUL. I

00

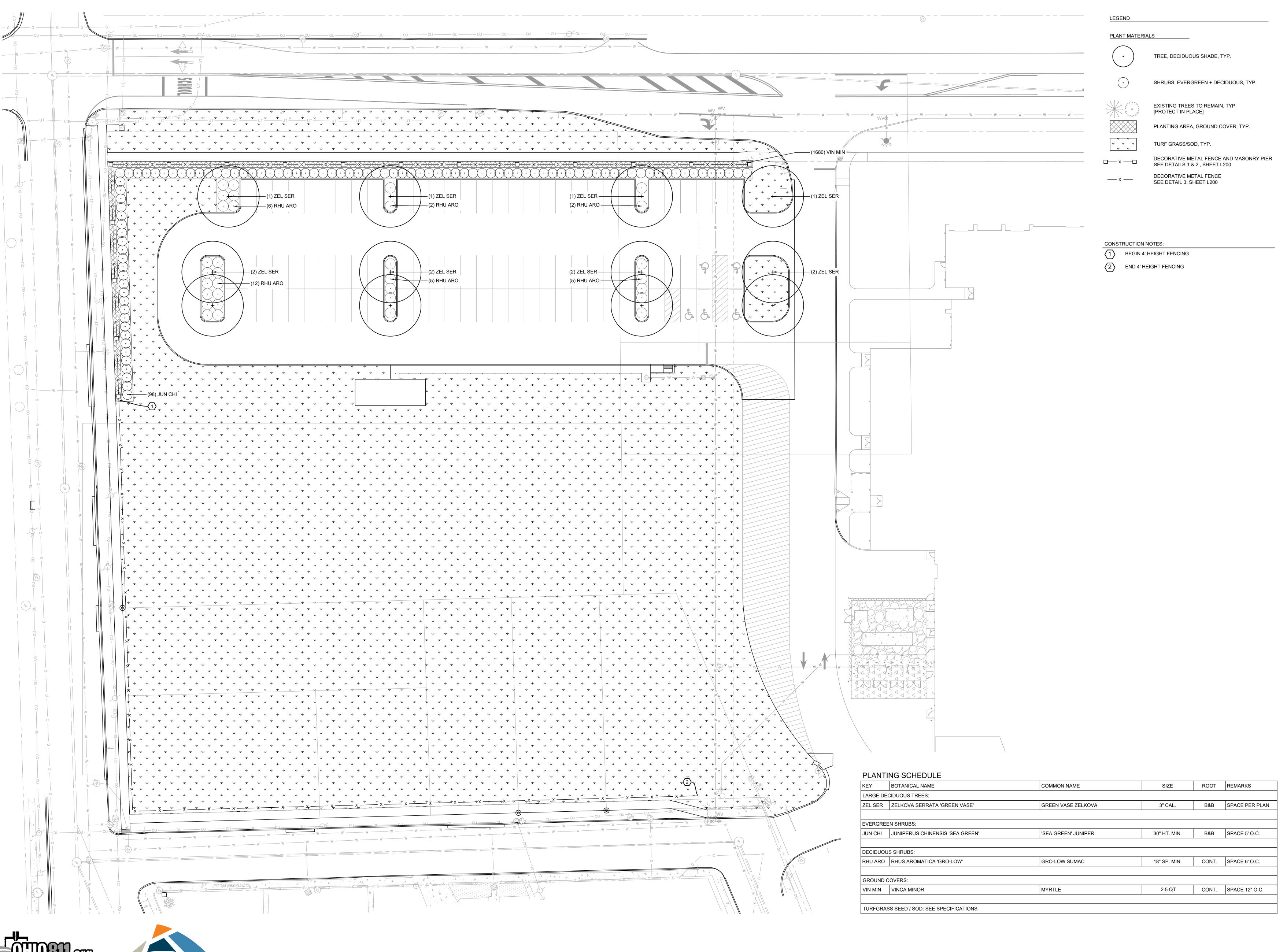
ISSUANCES 11-06-23 DESIGN DEVELOPMEN 03-15-24 PLANNING COMMISSIO 05-22-24 PLANNING COMMISSIC 11-25-24 PLANNING COMMISSIO

EROSION CONTROL NOTES &

05-22-2024

DETAILS

COMM NO. 2020108.03



PLANTING

PLAN

05-22-2024 COMM NO. 2020108.03

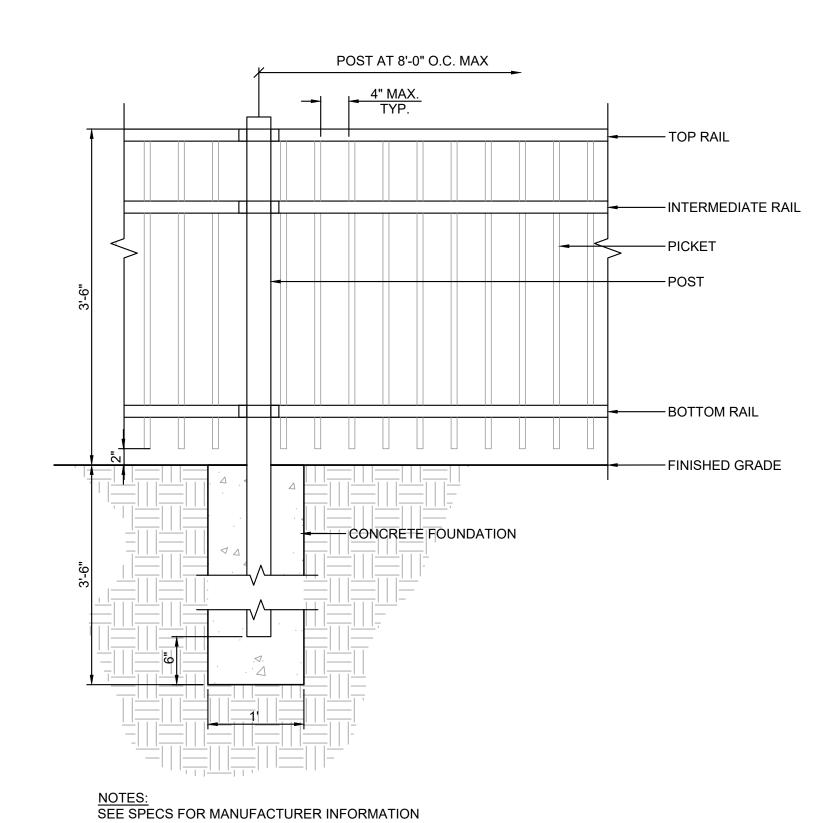
0 10 20

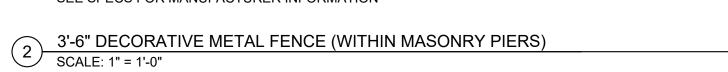


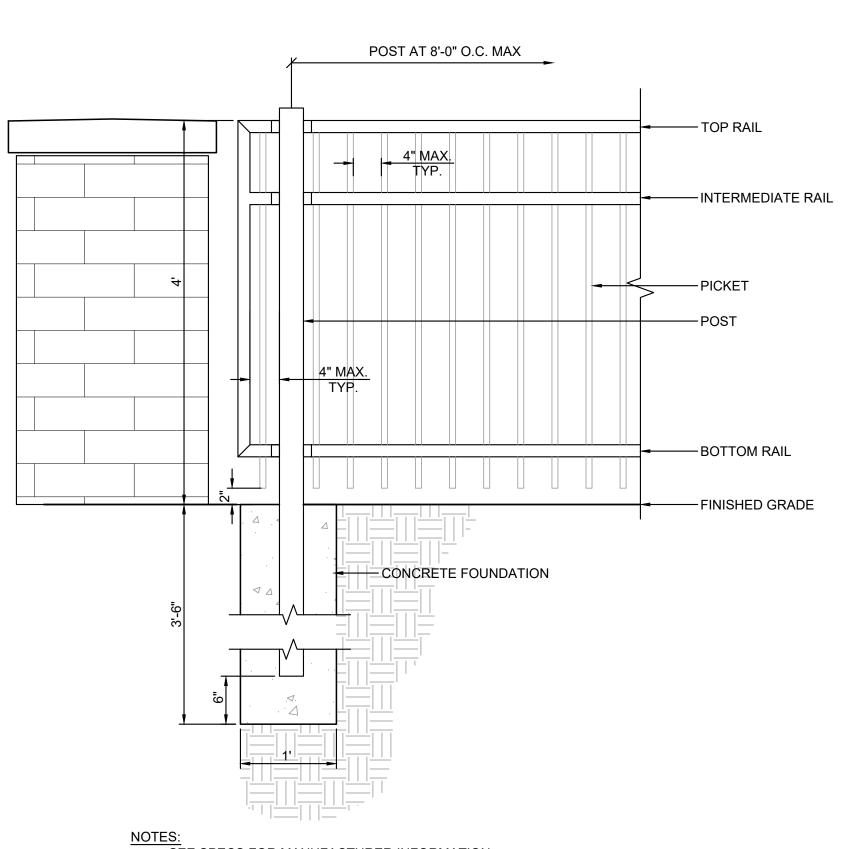
ARCHITECTURE 513.779.7851

DECORATIVE METAL FENCE & MASONRY PIER

SCALE: 1" = 1'-0"







NOTES:
- SEE SPECS FOR MANUFACTURER INFORMATION
- PROVIDE SHOP DRAWINGS

3 4' DECORATIVE METAL FENCE SCALE: 1" = 1'-0"

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES
AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE
KLEINGERS
GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851 KLEINGERS

DATE 05-22-2024 COMM NO. 2020108.03

L200

Y SCHOOLS
IMPROVEI

nklin, OH 45005

Y SCHOOLS

nklin, OH 45005

COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

Section 7, ItemA.

ISSUANCES

11-06-23 DESIGN DEVELOPMENT
03-15-24 PLANNING COMMISSION
04-19-24 GMP
05-22-24 PLANNING COMMISSION
11-25-24 PLANNING COMMISSION

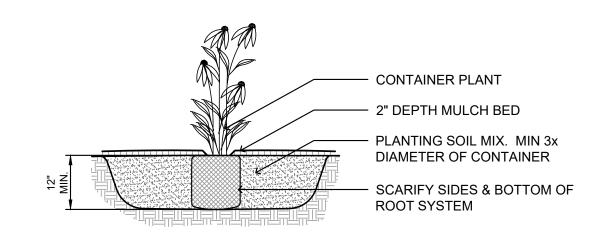
COLUMN + FENCING DETAILS

PLANTING BED / TREE PIT EDGING DETAIL N.T.S.

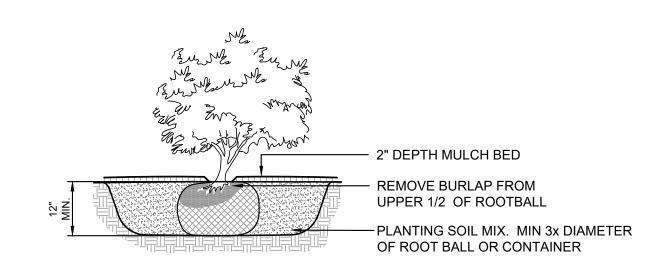
SPACING	Α	В	С	D	
12"	12"	6"	10"	12"	A = SPACING B = SP/2
18"	18"	8"	15	18"	C = SP/1.2
24"	24"	10"	20"	24"	D = SPACING
30"	30"	15"	25"	30"	
36"	36"	18"	31"	36"	
48"	48"	21"	41"	48"	
	60°0'0"				PLANT LOCATION O O
		A	Α	_ \	EDGE OF WALK OR

PLANTING BED

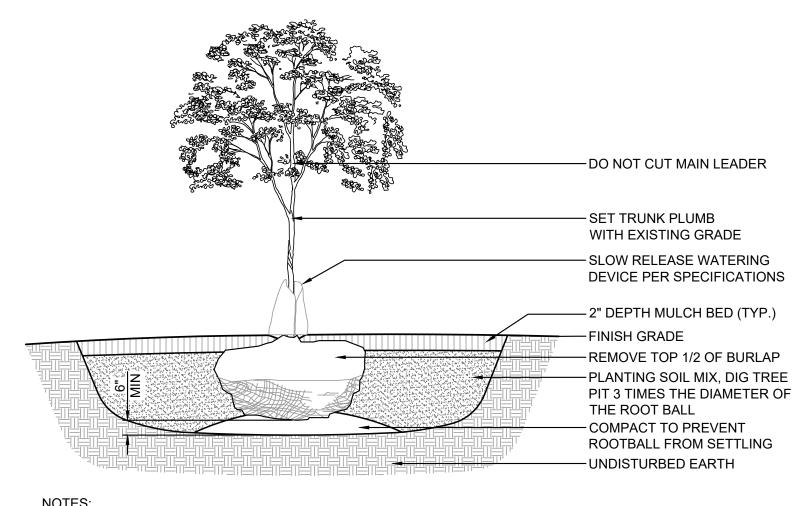
PLANT SPACING N.T.S.



3 PERENNIAL PLANTING N.T.S.



4 SHRUB PLANTING N.T.S.



TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
 DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE.
 PROVIDE SLOW RELEASE WATERING DEVICE. ONE PER TREE. REFER TO SPECIFICATIONS.

5 DECIDUOUS TREE PLANTING N.T.S.

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES
AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE
KLEINGERS
GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

FRANKLIN CITY SCHOOLS

FRANKLIN HS - SITE IMPROVEMENTS

140 E 6th Street, Franklin, OH 45005

FRANKLIN CITY SCHOOLS

754 E 4th Street, Franklin, OH 45005

COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

ISSUANCES

11-06-23 DESIGN DEVELOPMENT
03-15-24 PLANNING COMMISSION
04-19-24 GMP
05-22-24 PLANNING COMMISSION
11-25-24 PLANNING COMMISSION

PLANTING DETAILS

DATE 05-22-2024

COMM NO. 2020108.03

L201

LIGHTING FIXTURE TAGS - CAPITAL LETTER WITH NUMBER DENOTES FIXTURE TYPE - REFER TO LIGHT FIXTURE SCHEDULE BELOW.

- SMALL LETTER DENOTES SWITCH LEG/RELAY NUMBER - REFER TO E100 SERIES DRAWINGS FOR TYPICAL ROOM LAYOUTS.

LIGHTING FIXTURE LEGEND

GENERAL NOTES - LIGHT FIXTURES:

- ALL LIGHT POLE FIXTURES ARE EXISTING TO REMAIN OR EXISTING TO BE RELOCATED.

- INFORMATION BELOW IS FOR REFERENCE ONLY.

								LIGHT FIXTURE	SCHEDULE				
FIXTURE TYPE	EXISTING FIXTURE	FIXTURE BASIS OF DESIGN	FIXTURE DESCRIPTION	LAMP	LIGHT DISTRIBUTION	MINIMUM LUMEN OUTPUT	MIN CRI	COLOR TEMPERATURE	DRIVER	VOLTAGE	MAXIMUM WATTAGE	MOUNTING METHOD	TYPE COMMENTS
P10HS MTG HT 1	Yes	LITHONIA DSX1	POLE LIGHT, FINISH SELECTED BY ARCHITECT, HOUSE SH	IIELD LED	TYPE II MEDIUM	6800 lm	70	4000 K	LED DRIVER	277 V	55 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER C
P20HS MTG HT 1	Yes	LITHONIA DSX2	POLE LIGHT, FINISH SELECTED BY ARCHITECT, HOUSE SH	IIELD LED	TYPE IV MEDIUM	18000 lm	70	4000 K	LED DRIVER	277 V	140 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER C
P21 MTG HT 1	Yes	LITHONIA DSX2	POLE LIGHT, FINISH SELECTED BY ARCHITECT	LED	TYPE IV MEDIUM	23000 lm	70	4000 K	LED DRIVER	277 V	185 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER C
P21T MTG HT 1	Yes	LITHONIA DSX2	POLE LIGHT, TANDEM HEADS, FINISH SELECTED BY ARCH	ITECT LED	TYPE IV MEDIUM	23000 lm	70	4000 K	LED DRIVER	277 V	185 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER C

FOR INFORMATIONAL PURPOSES ONLY. NO NEW BREAKERS, LOADS, OR CIRCUITS ARE REQUIRED.

	Location: ELECT Supply From: MP Mounting: Wall Mo Enclosure: NEMA	ounted	30				Volts: Phases: Wires:		77 V				Maiı	. Rating: 35,000 ns Type: MLO el Rating 100.0 A		
СКТ	Circuit Description	Device Notes	Trip	Poles		Α	ı	В		3	Poles	Trip	Device Notes	Circu	it Description	СКТ
1	L - 1100D, 1106, 1106B-1113T	EX	20	1	2388	382					1	20	EX	L - EXTERIOR A	REA A, AREA C	2
3	L - 1100C, 1100E, 1103-1105, 1106A,	EX	20	1			1538	1526			1	20	EX	L - 1100C, 11000	G, 1124-1131	4
5	L - 1114	EX	20	1					2850	2870	1	20	EX	L - 1100H, 1132,	1200F, 1234-1236	6
7	L - 1100C, 1000F, 1116-1123	EX	20	1	2029											8
9	LCP1	EX	20	1			180									10
11	L - SITE LIGHTING WEST PARKING	EX	20	1					1040							12
13																14
15																16
17																18
19																20
21																22
23																24
25																26
27																28
29																30
31																32
33																34
35		->.		4							4	00	EV.			36
37	Spare	EX	20	1	0	0					1	20	EX	Spare		38
39	Spare	EX	20	1			0	0	0	0	1	20	EX	Spare		40
41	Spare	EX	20 Tot	1	4700	2 \	224	4 \ / ^	0	0		20	EX	Spare		42
				al Load: Il Amps:		9 VA 2 A		4 VA .7 A		0 VA 3 A						
= LIG	нтѕ													Panel	Totals	
R = RE	CEPTACLES															
	CHANICAL EQUIPMENT													otal Conn. Load:		
P = PLU	JMBING EQUIPMENT													tal Est. Demand:		
														l Conn. Current:		
												То	tal Est. D	Demand Current:	17.8 A	
Notes: EXISTIN	NG PANEL															

WIRING METHODS SCHEDULE

AP	PLICATION	LOCATION	ALLOWABLE CONDUIT AND RACEWAY TYPE	OUTLET BOXES	CONDUIT BODIES	ENCLOSURE TYPE	FASTENERS/ SUPPORTS	CONDUIT AND RACEWAY NOTES:	
		FEEDERS	RNC	MINIMUM				-MINIMUM SIZE 1"C	
ွ	BELOW GRADE	BRANCH CIRCUITS	RNC	SIZE 1"C				-DO NOT ROUTE BRANCH CIRCUITS UNDER SLAB UNLESS OTHERWISE NOTED ON THE PLANS.	
PPLICATIO									
IOR A		ALL OTHER LOCATIONS	IMC AND RSC			NEMA 3R	GALVANIZED	-CONDUIT SHALL ENTER FROM SIDE OR BOTTOM WHERE PRACTICAL. -PROVIDE WATERTIGHT HUBS FOR CONDU CONNECTION.	
EXTERI	ABOVE GRADE			GALVANIZED MALLEABLE IRON	GALVANIZED MALLEABLE IRON				

NOTES:

A) UNFINISHED SPACES INCLUDE DEDICATED MECHANICAL, ELECTRICAL, AND TECHNOLOGY ROOMS ONLY. UNLESS OTHERWISE INDICATED ON DRAWINGS, TREAT ALL OTHER SPACES AS FINISHED SPACES.

B) CONDUITS FOR BRANCH CIRCUITS NOT PERMITED UNDER SLAB, UNLESS OTHERWISE INDICATED ON DRAWINGS.

CONDUCTOR AND CONDUIT COLOR CODING

CONDUCTOR AND CO	INDUIT COLOR CODING
APPLICATION	COLOR
PHASE A CONDUCTOR	BROWN (480V), BLACK (208V)
PHASE B CONDUCTOR	ORANGE (480V), RED (208V)
PHASE C CONDUCTOR	YELLOW (480V), BLUE (208V)
NEUTRAL CONDUCTOR	GREY (480V), WHITE (208V)
GROUND CONDUCTOR	GREEN
CONTROL CONDUCTOR, 120V	RED
CONTROL CONDUCTOR, NEU	WHITE
CONTROL CONDUCTOR, 24V	BLUE
CONTROL CONDUCTOR, EXTERNAL SOURCE	YELLOW

ABBREVIATIONS:
CA CAST ALUMINUM
EMT ELECTRICAL METALLIC TUBING
CALVANIZED GALVANIZED MALLEABLE IRON
INTERMEDIATE METAL CONDUIT
LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT

METAL CLAD CABLE POLYVINYL CHORIDE, SCHEDULE 40 SHEET METAL

26-ELECTRICAL SHEET LIST - SITE IMPROVEMENT

SHEET NUMBER

SHEET NAME E010 ELECTRICAL LEGENDS E710 ELECTRICAL SITE IMPROVEMENT PLANS

E711 ELECTRICAL SITE IMPROVEMENT ZONING PLAN

DRAFTING SYMBOL LEGEND

SYMBOL	DESCRIPTION
X	DRAWING KEY NOTE ONLY NOTES THAT APPLY APPEAR ON EACH SHEET. KEY NOTE NUMBERS ARE CONSISTENT FROM SHEET TO SHEET, AND THEREFORE MAY NOT APPEAR IN NUMERICAL ORDER.
2 E501	DETAIL CALLOUT REFER TO DETAIL 2 ON SHEET E501

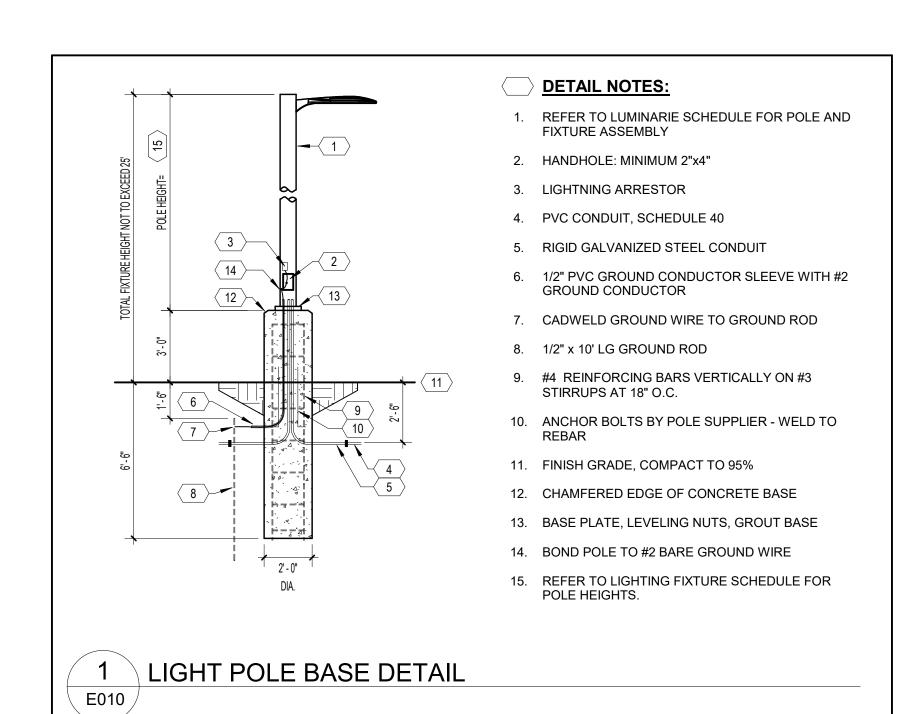
TECHNOLOGY SYMBOL LEGEND

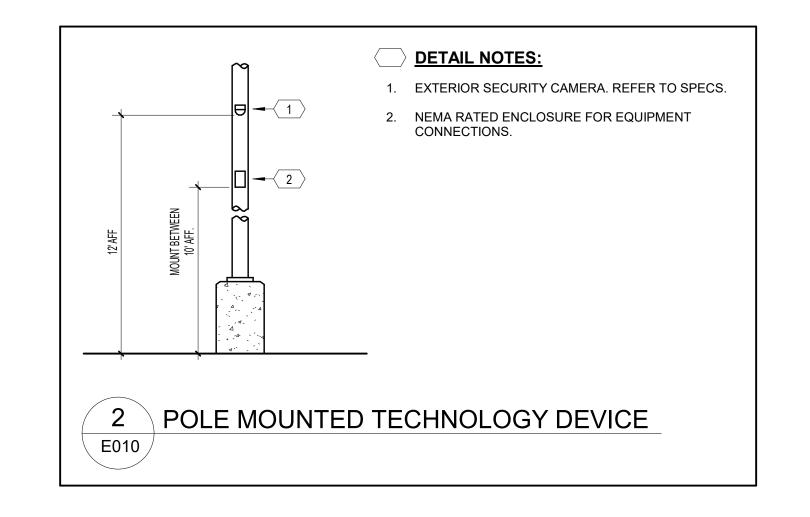
SYMBOL		DESCRIPTION	MOUNTING HEIGHT			
		—PAN / TILT / ZOOM —SECURITY CAMERA	MOUNT AS SHOWN BELOW UNLESS OTHERWISE NOTE			
		WALL MOUNT	EXTERIOR - 12'-0" AFF			

BOX

WIRING DEVICE LEGEND







STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

Section 7, ItemA.

MEN.

Y SCHOOLS
IMPROVEI

FRANKLIN CITY S

LIN HS - SITE I

140 E 6th St, Franklin, RANKL

ISSUANCES

11-06-23 DESIGN DEVELOPMENT 04-19-24 GMP 05-22-24 PLANNING COMMISSION [6/12]
11-25-24 PLANNING COMMISSION

ELECTRICAL **LEGENDS**

COMM NO. 2020108.03

E010

(2) #12, #12G CU IN 1"C

FRANKLIN HIGH SCHOOL

MTG THERL

GENERAL NOTES - SITE PLAN

- A. PERFORM ALL EXCAVATION, TRENCHING AND BACKFILL REQUIRED FOR THE INSTALLATION OF THIS WORK. ALL BACKFILL SHALL BE BROUGHT TO FINISHED GRADE AND MATCH SURROUNDING CONDITIONS. RESTORE ALL DISTURBED PAVING AND LANDSCAPING TO ORIGINAL CONDITIONS. PULL BOXES SHALL BE PROVIDED OF THE TYPE MEETING THE REQUIREMENTS AND CONDITIONS FOR THE USE
- C. COORDINATE PHASING AND SCHEDULING OF ALL SITE WORK

KEYNOTES

- ED10 DISCONNECT AND PREPARE LIGHT POLE FIXTURE, ALL ASSOCIATED
 - AND PULL STRINGS FOR EXTENSION.
 - DISCONNECT AND PREPARE LIGHT POLE FIXTURE, ALL ASSOCIATED MOUNTING HARDWARE, AND ALL OTHER COMPONENTS NECESSARY FOR
 - MAINTAIN BRANCH CIRCUIT CONDUIT AND WIRING HOMERUN BACK TO
 - ED15 REMOVE EXISTING TECHNOLOGY INFRASTRUCTURE AND EQUIPMENT AND PREPARE FOR RELOCATION TO ADJACENT EXISTING TO REMAIN POLE.
 - EXTEND FROM EXISTING UNDERGROUND CONDUIT TERMINATION POINT WITH NEW CONDUIT TO LOCATION INDICATED. NEW CONDUIT SHALL

PROVIDE ELECTRICAL QUAZITE BOX TO MAINTAIN EXISTING CONDUIT FOR

- PROVIDE NEW CONCRETE BASE FOR THE RELOCATED LIGHT POLE.
- LIGHT POLE LOCATION. NEW CONDUIT AND WIRING SHALL MATCH
- ES11 EXISTING LIGHT POLE FIXTURE AND 1" UNDERGROUND CONDUIT SHALL REMAIN. PREPARE EXISTING UNDERGROUND BRANCH CIRCUIT FOR
- ES12 UTILIZE EXISTING CONDUIT AND WIRING HOMERUN BACK TO PANELBOARD L10.
- PROVIDE NEW UNDERGROUND CONDUIT AND WIRING TO EXISTING LIGHT POLE AS REQUIRED. NEW CONDUIT AND WIRING SHALL MATCH EXISTING.
- CAMERA SHALL REMAIN. TS15 PROVIDE NEW 1" UNDERGROUND TECHNOLOGY CONDUIT AND WIRING
- TS16 PROVIDE NEW 1" UNDERGROUND TECHNOLOGY CONDUIT AND WIRING FROM EXISTING SECURITY CAMERA TO NEW SECURITY CAMERA.

SECURITY CAMERA LOCATION.

TS19 INSTALL PREVIOUSLY PROCURED SITE SECURITY CAMERA ONTO EXISTING LIGHT POLE.

MOUNTING HARDWARE, AND ALL OTHER COMPONENTS NECESSARY FOR REINSTALLATION AND PREPARE FOR STORAGE. DISCONNECT AND REMOVE BRANCH CIRCUIT BACK TO LAST ACTIVE LIGHT POLE FIXTURE. DEMOLISH CONCRETE POLE BASE. ED11 DEMOLISH EVSE CONCRETE BASE. MAINTAIN THE REST OF THE CONDUIT

STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED

Section 7, ItemA.

ISSUANCES

ELECTRICAL SITE IMPROVEMENT PLANS

COMM NO. 2020108.03

E710



FRANKLIN HIGH SCHOOL (2) #12, #12G CU IN 1"C 7TH STREET

INTENDED. PROVIDE QUANTITY AND TYPE OF PULL BOXES TO MEET INSTALLATION REQUIREMENTS. B. COORDINATE DEPTH AND ROUTING OF UNDERGROUND WORK WITH OTHER SITE UTILITIES.

REINSTALLATION AND PREPARE FOR STORAGE. DEMOLISH CONCRETE POLE BASE.

WITH CONSTRUCTION MANAGER. PANELBOARD L10.

FUTURE USE.

MATCH EXISTING. PROVIDE NEW PULLSTRING FOR FULL LENGTH.

REFER TO DETAIL 1/E010 FOR ADDITIONAL REQUIREMENTS.

ES10 PROVIDE NEW UNDERGROUND CONDUIT AND WIRING TO RELOCATED EXISTING.

INTERCEPTION OF NEW BRANCH CIRCUIT.

TS14 EXISTING 1" UNDERGROUND TECHNOLOGY CONDUIT FOR SECURITY

FROM DEMOLISHED LIGHT POLE LOCATION FOR RELOCATED SECURITY

EXTEND 1" UNDERGROUND TECHNOLOGY CONDUIT FOR FUTURE

TS18 PROVIDE QUAZITE BOX FOR TECHNOLOGY CONDUIT.

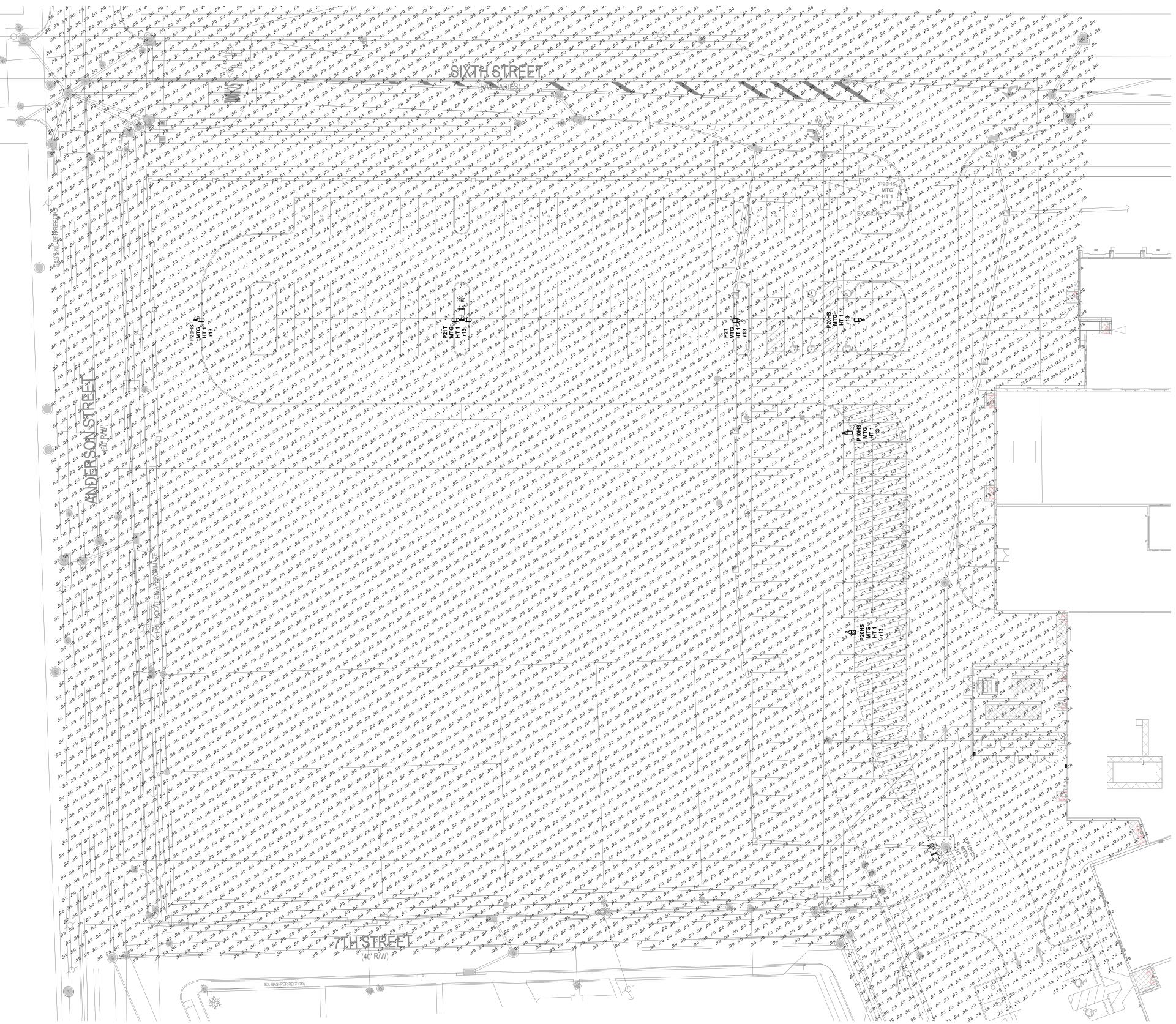
Y SCHOOLS

IMPROVE

Iin, OH 45005 FRANKLIN CITY
RANKLIN HS - SITE

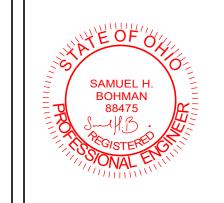
49

	LIGHT FIXTURE SCHEDULE												
KTURE TYPE	EXISTING FIXTURE	FIXTURE BASIS OF DESIGN	FIXTURE DESCRIPTION	LAMP	LIGHT DISTRIBUTION	MINIMUM LUMEN OUTPUT	MIN CRI	COLOR TEMPERATURE	DRIVER	VOLTAGE	MAXIMUM WATTAGE	MOUNTING METHOD	TYPE COMMENTS
0HS G HT 1		LITHONIA DSX1	POLE LIGHT, FINISH SELECTED BY ARCHITECT, HOUSE SHIELD	LED	TYPE II MEDIUM	6800 lm	70	4000 K	LED DRIVER	277 V	55 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER OPR.
OHS G HT 1		LITHONIA DSX2	POLE LIGHT, FINISH SELECTED BY ARCHITECT, HOUSE SHIELD	LED	TYPE IV MEDIUM	18000 lm	70	4000 K	LED DRIVER	277 V	140 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER OPR.
1 MTG 1	Yes	LITHONIA DSX2	POLE LIGHT, FINISH SELECTED BY ARCHITECT	LED	TYPE IV MEDIUM	23000 lm	70	4000 K	LED DRIVER	277 V	185 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER OPR.
1T G HT 1	Yes	LITHONIA DSX2	POLE LIGHT, TANDEM HEADS, FINISH SELECTED BY ARCHITECT	LED	TYPE IV MEDIUM	23000 lm	70	4000 K	LED DRIVER	277 V	185 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 1/E010. INTEGRAL OCCUPANCY SENSOR PER OPR.



1 ELECTRICAL SITE IMPROVEMENT ZONING PLAN
E711 1" = 30'-0"

COPYRIGHT STEED HAMMOND PAUL, INC ALL RIGHTS RESERVED



FRANKLIN CITY SCHOOLS
FRANKLIN HS - SITE IMPROVEMENTS
140 E 6th St, Franklin, OH 45005

ISSUANCES | 03-15-24 | PLANNING COMMISSION | 05-22-24 | PLANNING COMMISSION | [6/12] | 11-25-24 | PLANNING COMMISSION |

ELECTRICAL SITE IMPROVEMENT ZONING PLAN

COMM NO. 2020108.03

50

E711

0'-1" REFERENCE LINE



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: January 8, 2025

PC 25-02 Amendments to Municipal Code

Project Overview: The City of Franklin is requesting amendments to the City's Municipal Code

Chapter 1103 Definitions, Chapter 1107 Districts and Land Use Standards, Section 1111.07 Off-Street Parking and Loading Requirements and Standards,

Section 1113.01 Conditional Uses, Section 1113.02 Sexually Oriented

Businesses, Section 1113.03 Home Occupations, Section 1113.05 Accessory Structures and Uses, Section 1113.06 Industrial Performance Standards, and

Section 1113.07 Supplementary Regulations.

Comments: The City of Franklin is proposing text amendments to the City's Municipal Code

stemming from the establishment of the Moratorium, which was enacted by Franklin City Council on September 16th, 2024 and extended for an additional

90 days on December 2nd, 2024.

The proposed text amendments update the existing uses, use standards, parking standards, and definitions while also reorganizing existing content in the UDO to provide better accessibility for both Staff and the public. While the specific changes to the UDO are attached to this staff report, this report will provide an overview of the changes including and reorganization of existing sections.

Chapter 1103 Definitions: Chapter 1103 Definitions was modified as follows:

- 1) Definitions for new uses were added.
- 2) Definitions for uses that were consolidated were moved and modified.
- 3) Definitions for certain uses not listed in the UDO were removed.
- 4) Definitions for existing uses were updated.

<u>Chapter 1107 Districts and Land Use Standards</u>: Chapter 1107 Districts and Land Use Standards was modified as follows:

- 1) The existing regulations in Chapter 1107 were reorganized to improve accessibility.
- 2) Table 1107.01-1: Zoning Districts Established was added.
- 3) The TN-2 "Transitional Mixed Use District" was added as a new zoning district.
- 4) All existing use tables were consolidated into Table 1107.12-1: Agriculture, Residential, and Parks and Recreation Districts Use Table and Table 1107.12-2: Non-Residential Districts Use Table.
- 5) New uses were added to Tables 1107.12-1 and 1107.12-2 and use permissions were modified.
- 6) General use, specific use, and dimensional regulations currently listed in Sections 1113.01 Conditional Uses, Section 1113.02 Sexually Oriented Businesses, Section 1113.03 Home Occupations, and Section 1113.06 were incorporated into Chapter 1107 and modified.
- 7) New dimensional standards tables were created which regulate the minimum standards for lot area, lot frontage, setbacks, principal and accessory structure height, parking location, and impervious coverage.
- 8) An updated structure height measurement graphic was added.
- 9) An updated clear sight triangle graphic was added.

<u>Section 1111.07 Off-Street Parking and Loading Requirements</u>: Section 1111.07 Off-Street Parking and Loading Requirements was modified as follows:

- 1) Driveways behind the front yard building setback in the single-family and two-family residential districts are no longer exempted from the paving requirement.
- 2) Added requirement that all new driveways shall require an accessory use permit.
- 3) Light fixture height and illumination standards were added.
- 4) Inclusion of Table 1111.07-1: Illumination Levels.
- 5) Added requirement that all lighting shall be maintained in good condition and working order and shall be illuminated between dusk and dawn.
- 6) Added regulation which allows the Zoning Official to approve a reduction in the number of required parking spaces, up to 25 percent for specific reasons. Request for reductions above 25 percent will be sent to the BZA.
- 7) Inclusion of Table 1111.07-2: Required Number of Parking Spaces which provides parking requirements for each listed use.
- 8) Added regulations for the required number of stacking spaces including dimensions, location, and modifications.
- 9) Inclusion of Table 1111.07-3: Required Number of Stacking Spaces.

<u>Section 1113.01 Conditional Uses</u>: Section 1113.01 Conditional Uses was modified as follows:

- 1) Section references have been updated to include the new use tables.
- 2) The specific standards for conditional uses located in Section 1113.01(e) have been removed and incorporated into the use standards located in Chapter 1107 Districts and Land Use Standards.

<u>Section 1113.02 Sexually Oriented Businesses</u>: Section 1113.02 Sexually Oriented Businesses was modified as follows:

1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

<u>Section 1113.03 Home Occupations</u>: Section 1113.03 Home Occupations was modified as follows:

1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

<u>Section 1113.05 Accessory Structures and Uses</u>: Section 1113.05 Accessory Structures and Uses was modified as follows:

1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

<u>Section 1113.06 Industrial Performance Standards</u>: Section 1113.06 Industrial Performance Standards was modified as follows:

1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

<u>Section 1113.07 Supplementary Regulations</u>: Section 1113.07 Supplementary Regulations was modified as follows:

1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

Text Amendment Review Criteria: Section 1115.04(b)(2) requires all text and map amendments follow the same procedure. As the applicant is requesting Planning Commission to adopt a motion to initiate a text amendment to the UDO, the standards for approval under 1115.04(e) would only apply after the text amendment has been initiated, when the City Council and Planning Commission are determining whether a text amendment shall be approved. Since there are no standards for requesting Planning Commission to initiate a text amendment, this report shall utilize the standards in 1115.04(e) to

demonstrate that the text amendment as proposed would not meet all of the criteria set for the approval, if it were to be initiated.

Text Amendment Standards for Approval:

- 1) The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and
- 2) The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and
- 3) The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and
- 4) The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and
- 5) The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and
- 6) The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and
- 7) The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: January 8, 2025

PC 25-03 Amendments to the Official Zoning Map

Project Overview:

The City of Franklin is requesting that the Planning Commission approve a motion to initiate a map amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance.

The City of Franklin is requesting amendments to the Official Zoning Map which extends the Downtown Districts, establishes areas for the proposed TN-2 "Mixed Use Transitional District", and the expansion of the existing C-2 "Neighborhood Residential" and I-1 "Light Industrial" Districts.

Comments:

The City of Franklin is proposing map amendments to the Official Zoning Map stemming from the establishment of the Moratorium, which was enacted by Franklin City Council on September 16th, 2024 and extended for an additional 90 days on December 2nd, 2024.

The City of Franklin is requesting amendments to the Official Zoning Map which extends the Downtown Districts, establishes areas for the proposed TN-2 "Mixed Use Transitional District", and the expansion of the existing C-2 "Neighborhood Residential" and I-1 "Light Industrial" Districts.

Text Amendment Review Criteria: Section 1115.04(b)(2) requires all text and map amendments follow the same procedure. As the applicant is requesting Planning Commission to adopt a motion to initiate a text amendment to the UDO, the standards for approval under 1115.04(e) would only apply after the text amendment has been initiated, when the City Council and Planning Commission are determining whether a text amendment shall be approved. Since there are no standards for requesting Planning Commission to initiate a text amendment, this report shall utilize the standards in 1115.04(e) to

demonstrate that the text amendment as proposed would not meet all of the criteria set for the approval, if it were to be initiated.

Text Amendment Standards for Approval:

- 1) The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and
- 2) The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and
- 3) The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and
- 4) The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and
- 5) The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and
- 6) The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and
- 7) The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.

UDO Moratorium Drafting

Background:

- September 16th City Council established a 120-day moratorium on the issuance of zoning permits and approvals for new development along State Route 73, State Route 123, and Dixie Highway to update the UDO.
- December 2nd City Council extended the moratorium for an additional 90 days to allow for additional time for the UDO amendments to be drafted.
- The City plans on presenting the text amendments to Planning Commission at the January meeting to initiate the adoption process.

Discussion Item – UDO Moratorium Drafting

Text Amendments:

- Chapter 1107 Districts and Land Use Standards
 - Zoning district regulations
 - Consolidated use table
 - Use specific standards principal and accessory
 - Dimensional standards
 - Measurements
 - Lot requirements
 - Downtown district design standards

Discussion Item – UDO Moratorium Drafting

Sections to be consolidated in Chapter 1107 Districts and Land Use Standards:

- 1113.02 Sexually Oriented Businesses
- 1113.03 Home Occupations
- 1113.05 Accessory Structures and Uses
- 1113.06 Industrial Performance Standards
- 1113.07 Supplementary Regulations

Zoning District Regulations:

 Inclusion of a consolidated zoning districts table with section references to the purpose of each district.

 Creation of the TN-2 "Transitional Mixed Use District" which is intended to "provide a variety of residential development types, styles, and price points while also encouraging the development or redevelopment of neighborhood scale commercial uses that provide goods and personal services to the surrounding area."

Use Table:

- Inclusion of two separate use tables:
 - The Agriculture, Residential, and Park Districts Use Table
 - A-1/PAR/R-1/R-2/R-3/R-4
 - The Non-Residential Districts Use Table
 - C-1/C-2/DC-1/MU-1/RMU/CV-1/TN-1/TN-2/O-I/O-RP/O-S/I-1/I-2
- Use tables include a section reference for any applicable use specific standards.

Table 1107.12-13: Agriculture, Residential, and Park Districts Use Table

AGRICULTURAL USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Agriculture	Р		PS				1107.14(a)
RESIDENTIAL USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Dwelling, Four Family						Р	
Dwelling, Live/Work					cs		1107.15(a)
Dwelling, Multi-Family 5+ Units						Р	
Dwelling, Row House					CS		1107.15(b)
Dwelling, Single Family	Р		Р	Р	Р	Р	
Dwelling, Three Family					Р	Р	
Dwelling, Two Family				С	Р	Р	
Elderly Housing	CS		CS	CS	CS	cs	1107.15(d)
Residential Living Facility, Large						CS	1107.15(e)
Residential Living Facility, Medium					CS	cs	1107.15(e)
Residential Facility, Small	PS		PS	PS	PS	PS	1107.15(e)
Residential Treatment Facility, Large						cs	1107.15(e)
Residential Treatment Facility, Medium					CS	cs	1107.15(e)
Residential Treatment Facility, Small	PS		PS	PS	PS	PS	1107.15(e)
PUBLIC/INSTITUTIONAL USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Cemeteries, Mortuaries	cs					c	1107.16(b)
Educational Facilities (Pre-K thru 12th Grade)	cs					cs	1107.16(c)
Essential Services	PS	PS	PS	PS	PS	PS	1107.16(d)
Government Facility	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Public Parks, Open Spaces, Recreation, and Preserves, Outdoor	PS	PS	PS	PS	PS	PS	1107.16(e)
Religious and Cultural Facilities	cs		CS	cs	CS	cs	1107.16(g)
Secondary Education/Colleges/ Universities	cs					cs	1107.16(c)

Uses:

- Example of uses proposed to be consolidated:
 - "Elementary Schools" and "Junior and Senior High Schools" consolidated to "Educational Facilities (Pre-K through 12th Grade)."
 - "Nature Preserves, Wildlife Areas", "Public Boat Launches", Public Recreation", and Public Parks and Open Spaces" consolidated to "Public Parks, Open Spaces, Recreation, and Preserves."
 - "Adult Family Home", "Adult Group Home", and "Certified Foster Home" consolidated to "Residential Living Facility."

Uses:

- Example of uses proposed to be removed:
 - Retail, Secondhand
 - Smoking and Hookah Bars
 - Tattoo Parlor/Body-Piercing Studio
 - Variety Store (or Price Point Retailer)
 - Check-Cashing Business

- Credit Service Organization
- Short-Term Loan Lender
- Small Loan Lender
- Small Loan Operations

Use Specific Standards:

- Specific standards for primary and accessory uses added to this Chapter from existing Sections of the UDO, including:
 - 1113.02 Sexually Oriented Businesses
 - 1113.03 Home Occupations
 - 1113.05 Accessory Structures and Uses
 - 1113.06 Industrial Performance Standards
 - 1113.07 Supplementary Regulations

Dimensional Standards:

Existing standards updated where applicable

- Inclusion of standards for:
 - Minimum lot frontage
 - Minimum parking lot/driveway setbacks
 - Parking location (front/side/rear)
 - Maximum impervious coverage

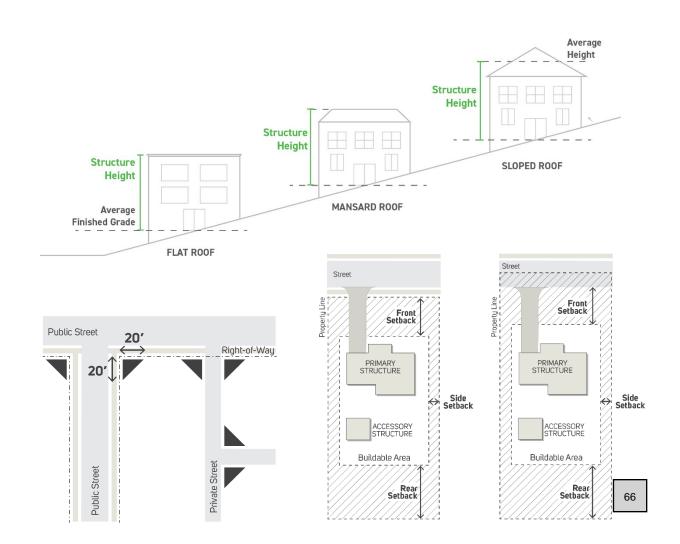
	DC-1 Downtown Core	MU-1 Mixed Use	RMU Riverfront Mixed Use	CV-1 Civic	TN-1 Transitional Neighborhood	TN-2 Transitional Mixed Use
Minimum lot area	n/a	n/a	n/a	n/a	4,000 sq.ft.	4,000 sq.ft.
Minimum lot frontage	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Minimum front yard setback	0 feet	0 feet	0 feet	0 feet	25 feet	25 feet
Maximum front yard setback	20 feet	n/a	n/a	n/a	n/a	n/a
Minimum side yard setback (One Side/Total)	0 feet	0 feet	0 feet	0 feet	4/10 feet	4/10 feet
Minimum rear yard setback	0 feet	0 feet	0 feet	0 feet	20 feet	20 feet
Minimum Floor Area	n/a	n/a	n/a	n/a	800 sq.ft.	800 sq.ft.
Minimum parking lot/driveway setback ¹	3 feet from side property line	3 feet from side property line	3 feet from side property line	20 feet – Front P/L 10 feet – Side P/L 10 feet – Rear P/L	3 feet from side property line	3 feet from side property line
Parking Location	Side/Rear	Side/Rear	Side/Rear	Front/Side /Rear	Front/Side/Rear	Front/Side /Rear
Maximum height	50 feet	75 feet	50 feet	40 feet	40 feet	40 feet
Maximum accessory height	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19
			-			

¹The side yard setback for driveways shall not apply when there is a shared driveway that is located on or adjacent to the property line and serves multiple properties, uses, or structures. The setback from the front property line does not apply to access drives/driveways or at a roadway intersection.

Measurements and Lot Requirements:

 Updated graphics for structure height measurement, setbacks, clear sight triangle, and different lot types.

 Inclusion of lot requirements for interior lots, corner lots, cul-de-sac or curved lots, through lots, flag lots, and lots abutting alleys.



Discussion Item – UDO Moratorium Drafting

Text Amendments:

- Section 1111.07 Off-Street Parking and Loading Requirements
 - Consolidated parking requirement table
 - Administrative modifications of parking requirements
 - Stacking space regulations
- Chapter 1103 Definitions
 - Remove antiquated definitions
 - Include updated use definitions

Section 1111.07 Off-Street Parking and Loading

Parking Table:

- Inclusion of a parking table which states the specific parking requirement for each use or use category.
- Required number of parking spaces updated where applicable.

Table 1111.07-1: Required Number of Parking Spaces

Principal Building or Use	Minimum Spaces Required (Unless Specified Otherwise)						
Agricultural Uses							
Agriculture	1 space per employee on the largest shift plus 1 space per 10 employees						
Residential Uses							
Dwelling, Four Family	2 spaces per dwelling						
Dwelling, Live/Work	2 spaces per dwelling						
Dwelling, Multi-Family 5+ Units	2 1 space per dwelling plus 1 space per every 10 dwelling units unit, plus guest parking at a rate of 1 space per 4 units						
Dwelling, Row House	2 spaces per dwelling-unit						
Dwelling, Single Family	2 spaces per dwelling-unit						
Dwelling, Three Family	2 spaces per dwelling						
Dwelling, Two Family	2 spaces per dwelling unit						
Dwelling, Upper Floor	2 spaces per dwelling						
Elderly Housing	1 space per 6 beds plus 1 space per employee on the largest working shift						
Residential Living Facilities and Residential	1 space per every 4 residents, plus 1 space per employee						
Treatment Facilities	on the largest working shift						
Public/Institutional Uses							
Alcohol and Drug Addiction Facilities	1 space per every 4 residents, plus 1 space per employee on the largest working shift						
Cemeteries	n/a						

Section 1111.07 Off-Street Parking and Loading

Other Parking Related Changes:

- Removal of paving exception for single-family and two-family residential district driveways.
- Requirement that all new driveways obtain an accessory use permit.
- Inclusion of administrative modifications for parking requirements:
 - The Zoning Official may approve reductions up to 25% if it is deemed appropriate based on the parking demand of the proposed use, number of typical patrons or employees, shared parking, off-street parking, alternative transportation, or other similar reasons.
 - The Board of Zoning Appeals shall decide on reductions of more than 25%.

Section 1111.07 Off-Street Parking and Loading

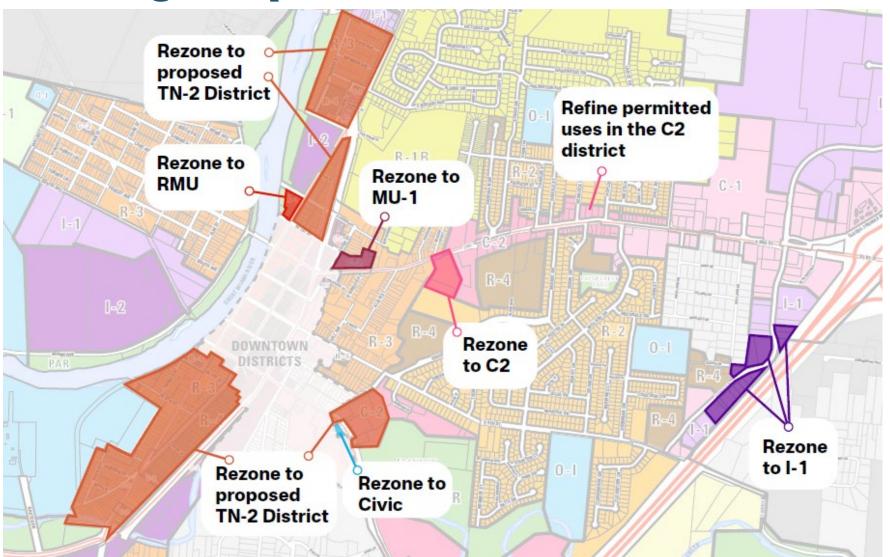
Stacking Spaces:

- Inclusion of required number of stacking spaces table and regulations for:
 - Dimensions
 - Location
 - Modifications

Table 1111.07-2: Required Number of Stacking Spaces

	Minimum Number of Required	
Activity	Stacking Spaces	Measured From
Automobile Washing Facility, Automatic	6 per lane	Entrance
Automobile Washing Facility, Self-Service	3 per lane	Entrance
Automobile Fueling Station	2 per fuel pump	Pump island
Financial Institutions or ATM	4	Teller, window, or ATM
Food and Beverage Use with Drive-Through or Pick-Up Window	6	Pick-up window
Other	Minimum of 2 per window	

Zoning Map Amendments



CHAPTER 1103 Definitions

1103.01 Definitions

1103.01 Definitions

Interpretation:

- (a) For the purposes of this UDO, the following terms, phrases, words and their derivations shall be interpreted as follows:
 - (1) Words used in the singular shall include the plural, and the plural the singular;
 - (2) Words used in the present tense shall include the future tense;
 - (3) Words in the masculine gender shall include the feminine;
 - (4) The words "shall" and "will" are mandatory and not discretionary;
 - (5) The word "may" is permissive;
 - (6) "Person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual;
 - (7) "Used" or "occupied" includes "intended," "designed" or "arranged to be used or occupied;"
 - (8) "Building" includes "structure" and "structure" includes "building;"
 - (9) "Dwelling" includes "residence" and "residence" includes "dwelling;" and
 - (10) "Lot," "plot" and "parcel" are interchangeable.
- (b) In case of any difference in meaning or implication between the text of this UDO and any caption or illustration, the text shall control.
- (c) Terms not herein defined shall have the meaning customarily assigned to them.

In addition, as used in this UDO, the following definitions apply unless otherwise indicated:

"Acceptance of Application." An <u>applicationAPPLICATION</u> is not accepted by the <u>CITY_city_until</u> all the information required for submittal is provided and verified by the applicant.

"Acceptance of Public Way or Right-of-Way or Utility." No public way, right-of-way, street or utility (including, but not limited to, water and sewer) shall be considered accepted by the city until such improvements have been constructed, inspected by the city engineer or his designee, and formally accepted, by ordinance, by council.

"Accessory Facilities." These uses are permitted in the Office-Research Park District. Such uses include facilities for custodial, gardening, maintenance and caretaker services for the buildings, structures and grounds on the site. Such uses also include conference centers with temporary lodging, communication centers, training facilities, maintenance shops and machine shops.

"Accessory Structure." A subordinate and incidental structure detached from the principal building (such as detached garage or storage structure), located on the same lot. An accessory structure does not share a common wall or foundation with the principal building.

"Accessory Use." A use located on the same lot with a principal use, which is subordinate a the principal use.

Section 7, ItemC.

"Activity Space." Floor space provided in a child-care facility that is designed, intended for use, or primarily used for open play or general care area.

"Adjacent Property." For the purposes of this UDO, a subject property is adjacent to another property or a zoning district when it is contiguous to the other property, across the street from the other property, or across a railroad right-of-way from the other property.

"ADT." Average daily traffic volumes of vehicles on a street.

"Adult Arcade." Any place to which the public is permitted or invited where either or both:

- (a) Motion picture machines, projectors, video or laser disc players; or
- (b) Other video or image-producing devices are available, run via coin, token, or any form of consideration, to show images to five (5) or fewer individuals at one time; and where the images shown and/or live entertainment presented are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

"Adult Bookstore" or "Adult Media (Video) Store" or "Adult Novelty Store." A commercial establishment that has forty 40 percent (40%) or more of its stock-in trade or inventory in, derives forty 40 percent (40%) or more of its interior business or advertising to, or maintains forty 40 percent (40%) of its sales or display space for the sale or rental, for any form of consideration, of adult entertainment, adult media or sexually oriented novelties or toys. The existence of other principal business purposes that do not involve the offering for sale, rental or viewing of materials exhibiting or describing adult entertainment, adult media or sexually oriented novelties or toys and still be categorized as an Adult Bookstore, Adult Media Store or Adult Novelty Store so long as one of its principal business purposes is offering for sale or rental, for some form of consideration, such materials.

"Adult Cabaret." A nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, that regularly features any of the following:

- (a) Persons who appear in a state of nudity or state of semi-nudity; or
- (b) Live entertainment characterized by the depiction or description of specified anatomical areas or specified sexual activities; or
- (c) Live entertainment of an erotic nature including exotic dancers, strippers, male or female impersonators, or similar entertainment; or
- (d) Exhibiting films, motion pictures, video cassettes, video discs, DVDs, CDs, slides or other photographic or electronic reproductions, whether analog or digital, which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

"Adult Entertainment." The sale, rental, or exhibition, for any form of consideration, of books, films, video cassettes, DVDs, CDs or other photographic or electronic reproductions, magazines, periodicals, or live performances that are characterized by an emphasis on the exposure or display of specified anatomical areas or specified sexual activity.

"Adult Entertainment Establishment." An Adult Arcade, Adult Bookstore, Adult Novelty Store, Adult Media (video) Store, Adult Cabaret, Adult Motion Picture Theater,

Adult Theater, Nude or Semi-Nude Model Studio or Sexual Encounter Esta establishment in which a medical practitioner, psychologist, psychiatrist or similar profession the State of Ohio engages in medically approved and recognized therapy including, but not limited to, massage therapy, as regulated pursuant to ORC 4731.15, is not an Adult Entertainment Establishment.

"Adult Family Home." A residential facility providing accommodations and personal care services for one to five (1-5) unrelated individuals that is licensed by the State as a residential facility and that meets the criteria specified in ORC 5119.34(A)(9)(b).

"Adult Group Home." A residential facility providing accommodations and personal care services for to six to sixteen (6-16) unrelated individuals that is licensed by the State as a residential facility and that meets the criteria specified in ORC 5119.34(A)(9)(b).

"Adult Media." Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, DVDs and CDs, slides or other visual representations that are distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

"Adult Motel." A hotel/motel or similar commercial establishment that:

- (a) Offers accommodations to the public for any form of consideration; and provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public rightof-way which advertises the availability of this sex oriented type of photographic reproductions; or
- (b) Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
- (c) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.

"Adult Motion Picture Theater." A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides, or similar photographic reproductions are regularly shown that are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

"Adult Theater." A theater, concert hall, auditorium, or similar commercial establishment that regularly features:

- (a) Persons who appear in a state of nudity or semi-nudity;
- (b) Live performances which are characterized by the depiction or description of specified anatomical areas, specified sexual activities, or
- (c) Live entertainment of an erotic nature including exotic dancers, strippers, male or female impersonators, or similar entertainment.

"Agriculture." Agriculture means 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. Agriculture shall not in any residential zoning district with the following exceptions:

Section 7, ItemC.

- (a) The raising of fruit or vegetables for private use; and
- (b) Limited agricultural uses permitted as-of-right in the R-1A, Estate Residential Districts for lots of two-(2) acres or more (see Section 1107.14(a)13.07, Supplementary Regulations); and
- (c) The keeping of small farm animals may be allowed as a conditional use Permit in the R- 1A, Estate Residential District for lots under two (2) acres (see Section 1113.01, Conditional Uses).
- "Alcohol and Drug Addiction Treatment Facilities." A licensed facility that provides inpatient treatment, including room and board, to individuals addicted to substances of abuse, including alcohol, legal drugs and/or illicit drugs, which treatment may include counseling, psychology, social work, psychiatry, internal medicine and the administration of medications for treatment purposes.
- "Alcohol Production and Sales, Large." A licensed building or property that produces more than 15,000 barrels per year whose primary purpose is to produce and sell alcoholic beverages for distribution and may include accessory commercial facilities such as a tasting room, restaurant, and event facilities.
- "Alcohol Production and Sales, Small." A licensed building or property that produces less than 15,000 barrels per year whose primary purpose is to produce and sell alcoholic beverages for distribution and may include accessory commercial facilities such as a tasting room, restaurant, and event facilities.
- "Alteration." Any change, addition or modification in construction or type of occupancy; or any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."
- "Alternative Finance Service Provider." Any type of business other than a CHECK-CASHING BUSINESS, CREDIT SERVICE ORGANIZATION, SHORT-TERM LOAN LENDER, MORTGAGE LOAN LENDER, as those terms are defined in this UDO, that cashes checks, provides credit services, or makes short term loans, small loans, mortgage loans or other loans secured by personal check, electronic access to the borrower's bank account, or by title to the borrower's car or other personal property. Alternative Finance Service Provider does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.

"Ancillary Business Offices." An OFFICE use that is:

- (a) Subordinate in area, extent and purpose to the principal use;
- (b) Contributes to the comfort, convenience, efficiency or necessity of the principal use; and
- (c) Is located on the same LOT and in the same ZONING DISTRICT as the principal use.
- "Antenna." Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.
- "Antenna Support Structure." Any building or other structure, other than a tower, that can be used for location of wireless telecommunications facilities.
- "Appeals Board." The quasi-judicial board, appointed in accordance with the City Charter, which hears and decides variance applications, hears and decides appeals of any administrative zoning decision by any city official, and reviews and resolves disputes over the interpretation of this UDO, all as outline this UDO (Also known as the "Board of Zoning, Building and Housing Appeals").

"Applicant (or owner)." The owner(s) of the property, or their designated representative(s) for a certificate of zoning compliance, zoning amendment, subdivision, conditional use other approval pursuant to this UDO.

Section 7, ItemC.

"Application." The process by which an applicant submits a request and indicates a desire Section 7. ItemC. approval under the provisions of this UDO. An application includes all written document statements and representations, in whatever form or forum, made by an applicant to the city concerning such a request.

- "Approval Authority." An official, organization, group, board or other authority designated to review and approve/disapprove applications.
- "Aquifer." A geologic formation, group of geologic formations, or part of a geologic formation that contains enough saturated permeable material to yield significant quantities of water.
- "Architect." A person registered to engage in the practice of architecture under the provisions of ORC 4703.
- "Artist and Crafts-Studio and Gallery." A commercial establishment that provides, as its primary activity, goods produced on the premises for retail sale to the general public on the premises. Such use is completely enclosed in a building and does not use equipment that would cause noxious effects, such as smoke, odor or noise that would be deterred on surrounding properties. Such uses comprise a part of use groups B, F-2 or M of the Ohio Building Code, and include but are not limited to uses such as art studios and pottery shops.
- "Assembly Space." Floor space provided in a building that is designed, intended for use, or used primarily for group assembly, including space with both fixed and movable seating.
- "Assisted -Living and Skilled Nursing Care, Life Care or Continuing Care Facilities." A residential facility, other than a single-family home, for the aged or infirm, or any other reasonably independent individual in need of limited care, that provides health monitoring services and assistance with daily activities (such as taking medicine, meals, dressing, grooming, and bathing) and may provide other services (such as recreational, social, educational and cultural activities, transportation and financial services) and which is not equipped for surgical care or for treatment of acute disease or serious injury, and is not primarily designed for patients being treated for mental illness or alcohol or drug addiction.
- "Authorized Agent." An official, organization, or group designated to provide technical guidance in the development and implementation of site development plans and/or stormwater pollution prevention plans and to review and approve/disapprove such plans as authorized.
- "Automobile." See Automobile Fueling/Charging StationGasoline Service Station, Motor Vehicle and Vehicle.
- "Automobile Fueling/Charging Stations." An establishment where liquids used as motor fuels or alternative fuel, power or energy is sold at retail to the public and deliveries are made directly into or onto automobiles. The sale of fuel, power, or energy shall be the primary use of the property. Retail grocery or convenience store sales are permitted. Such use does not include facilities designed for the fueling of semi-trailer trucks.
- "Automobile Sales/Rental." The use of any building, or part thereof, land area or other premises for the display and/or retail sale, lease or rental of new or used vehicles including motor vehicles, motorcycles, recreational vehicles, boats and farm implements. Secondary supporting uses may also exist upon the same site, such as maintenance/repair service areas, parts storage areas, and financial services areas, which activities shall be conducted within a completely enclosed area. Such use shall not include vehicle wrecking or junk business. Automobile sales/rental shall not include accessory self-service storage facilities or mini-warehouses.
- "Automobile Service/Repair, Heavy." An establishment where repair of construction equipment, commercial trucks, automobiles, and similar heavy equipment, including major engine and transmiss repairs are conducted.

"Automobile Service/Repair, Light." An establishment engaged in the minor repairs to including repairs and replacement of cooling, electrical, fuel, and exhaust systems, brake relining and repairs, wheel alignment and balancing, and repair and replacement of shock absorbers.

Section 7, ItemC.

"Automobile Washing Facility." A facility for washing, cleaning, drying, and waxing of passenger vehicles, recreational vehicles, or other light duty equipment. An automotive washing facility may be self-service or full service.

"Awning." A hood or cover that projects from the wall of a building and which can be retracted, folded, or collapsed against the face of the supporting building.

<u>"Banner." A non-rigid cloth, plastic or canvas sign typically related to a special event or promotion.</u> National flags, state or municipal flags shall not be considered banners, nor shall the official flag of any institution or business be considered a banner.

"Bar, Lounge, or Tavern (or Tavern)." A commercial establishment that provides, as its primary activity, the sale of alcoholic beverages for consumption on the premises inside of a building. Such use comprises a part of use group A-2 of the Ohio Building Code.

"Base Flood." The flood having a one percent (1%) chance of being equaled in any given year. The base flood may also be referred to as the one percent (1%) chance annual flood or the one hundred (100) year flood.

"Base (100-year) Flood Elevation (BFE)." The water surface elevation of the BASE FLOOD in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929 or the North American

Vertical Datum of 1988, and usually expressed in feet mean sea level (MSL). In Zone A base flood elevation is the natural GRADE elevation plus the depth number (from one4 to the

Section 7, ItemC.

"Basement." Any area of the building having its floor subgrade below ground level on all sides.

"Bed and Breakfast." An existing single-family residence that provides one to five (1-5) rooms (limited to two individuals or one family per unit/room) for occasional paying guests on an overnight basis, for periods not to exceed seven (7) consecutive days, with breakfast being available on premises at no additional cost.

"Billboard." An off-premise, outdoor SIGN exceeding fifty square feet (50 sq. ft.) in area. Billboards are prohibited under this UDO.

"Block." An area of land within a subdivision that is entirely bounded by streets or highways (except alleys) or a combination of streets, highways or ways and/or rivers, streams, railroad right-of-waysrights-of-way or other exterior boundaries of the subdivision.

"BMP." Best Management Practices for stormwater, as defined by this UDO and the Ohio EPA.

"Boarding House." A residential facility that provides sleeping rooms for rent. Boarding houses are not permitted in any zoning district.

"Breweries, Distilleries, Wineries, Cideries."

- (a) Nano A limited-production facility that uses a three-barrel or similarly small system. Such facilities only sell their products on the premises.
- (b) Brewpub An establishment selling beer or other beverage that is produced on the premises and includes a restaurant.
- (c) Micro A limited-production facility that produces less than 15,000 barrels per year and that typically produce specialty beverages that are generally only sold locally. Such use shall include a tap room and may or may not include a restaurant
- (d) Macro A facility that produces 15,000 barrels or more per year and may distribute outside of the region, and which may or may not include a tap room and/or restaurant.

"Buffer." A designated transition area around water resources or wetlands that is left in a natural, usually vegetated, state so as to protect the water resources or wetlands from runoff pollution. construction activities in this area are restricted or prohibited (See Gereenbelt).

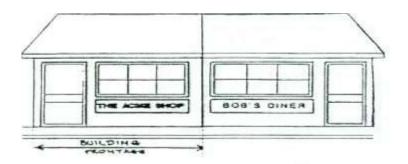
"Buffer Lot." A lot on a plat across the end of a street proposed to be extended by future platting, or a lot along the length of a street where only part of the width has been dedicated, retained by the owner but conditionally dedicated on the plat for street purposes when the street is extended or widened.

"Buffer Yard." Landscape areas adjoining or surrounding a land use and unoccupied in its entirety by any building or structure.

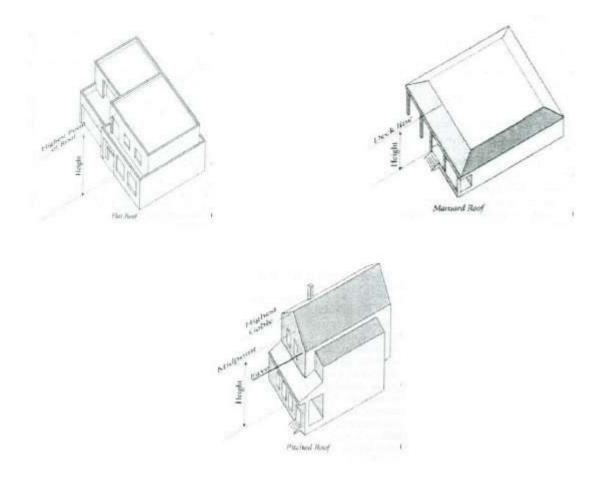
"Building." Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property. When separated by a firewall, each portion of such building so separated shall be deemed as a separate building.

"Building Frontage." The wall of the building that determines where signs may be placed and the total allowable area of such signs. Only walls that face a street, driveway or parking areas that serves the use shall be considered as building frontage, as determined by the Zzoning Oefficial.

Building frontage shall be measured for the length of the building occupied by the use or t shall be computed as near to ground level as computation of horizontal distance pernwhere this test is indeterminate or cannot be applied, as for instance where there is a diagonal corner entrance, the Zzoning Oofficial, in his sole discretion, shall select building frontage on the basis of interior layout of the building, traffic on adjacent streets or other indicators.



"Building Height." The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.



"Building Line." A line established on a parcel which is parallel to a street right-of-way line for the purpose of prohibiting construction of a building between such line and an easement, right-of-way or public area.

"Business Incubator." An organization that helps startup companies and individual entidevelop their businesses by providing full-scale range of services including management the space, and financing.

Section 7, ItemC.

"Business, Professional." These uses include, but are not limited to, administrative offices, clerical/financial offices, and professional services offices (architects, attorneys, engineers, dentists, physicians, etc.). All operations are carried on in a completely enclosed building and comprise a part of the use group B of the Ohio Building Code.

"Business, Retail." A commercial establishment that provides, as its primary activity, sales of goods to other commercial establishments. Such use is completely contained within a building and comprises a part of use group B or M of the Ohio Building Code. Examples of such uses include, but are not limited to, office furniture stores and office supply stores.

"Business, Service." A commercial establishment that provides, as its primary activity, sales of services to other commercial establishments. Such use is completely contained within a building and comprises a part of the use group B or M of the Ohio Building Code. Examples of such uses include, but are not limited to, uniform and linen services.

"Business Sign." A sign directing attention to a business, product, service or activity conducted or sold on the LOT where the sign is displayed.

"Campground." A publicly or privately owned parcel of land designed, designated, maintained, intended, or used for the purpose of supplying a location for seasonal, recreational, and temporary living purposes in tents, trailers, travel trailers, motor home, cabins or similar facilities, whether or not a fee or charge is paid for the rental thereof, but does not include a mobile home or a mobile home park. Campgrounds are prohibited under this UDO.

"Canopy." A projection from a building made from any material, which is cantilevered, suspended or supported on columns intended only for shelter or ornamentation.

"Canopy Sign." A sign directing attention to a business, product, service or activity conducted or sold on the lot where the sign is displayed that is mounted on a marquee, attached to or printed on the fascia or valence of a canopy or marquee, or hanging from the soffit (i.e. underside) of such structure.

"Cemeteries." Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.

"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.

"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.

"Check-Cashing Business." Any business that is licensed, or is required to be licensed, under ORC 1351.21 through 1351.30 to cash checks. Check-cashing business does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States. Check-cashing businesses are not permitted under this UDO.

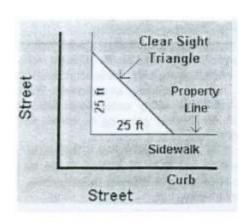
"Church and Similar Place of Worship." An institution that a congregation of people regula participate in or hold religious services, meetings, and other activities, including buildings religious services of any denomination are held. Nurseries, DAY CARE, educational facilities (PRE-K through grade 12), and similar uses are considered accessory uses to a place of worship.

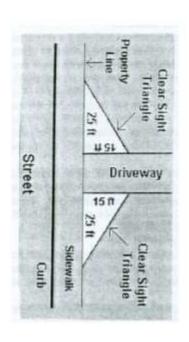
"City." The incorporated municipality of Franklin, Ohio. For the purposes of this UDO, the term "City" shall also include Franklin City Council, Planning Commission, Appeals Board, Technical Review Committee, and/or City administrative staff or employees.

"City Engineer." The person holding the title of City Engineer of the City of Franklin, or their his designee. "City Manager." The person holding the title of City Manager of the City of Franklin, or his their designee.

"Clear Sight Triangle." The triangular area formed by a diagonal line connecting two points located on intersecting lines of a right-of-way, easement of access, or pavement edge of an access drive, each point being twenty feet (20 feet') from the intersecting lines and extending vertically from a height of three feet (3') above grade to ten feet (10 feet) above grade.

"Co-location." The use of a wireless telecommunications facility by more than a single wireless telecommunications provider.





"Club, Private or Membership." Organizations that generally have some meaningful conditions for membership, with operations often controlled by the membership, and whose facilities and activities are only open to members and their guests.

"Colleges and Universities." An institution, other than a trade school, that provides full-time or part-time education beyond SENIOR HIGH SCHOOL.

"Commercial Entertainment." A commercial establishment that provides, as its primary activity, space for various types of sporting and/or leisure activities. Such use is completely contained within a building and comprises part of use group A or B of the Ohio Building Code, whichever is appropriate. Examples of such uses include, but are not limited to, skating rinks, bowling alleys, indoor playgrounds and movie theaters.

"Commercial Event Center." Any private land at least 20 contiguous acres in size available <mark>and</mark>

developed for educational purposes through recreational, spiritual, cultural and/or aesthetiuse(s) are privately owned and privately operated with or without the intention of earni

Section 7, ItemC.

furtherance of such use. A combination of related uses may be incorporated, such as temporary and permanent lodging, indoor and outdoor recreation, camp offices, gymnasiums, auditoriums, cafeterias and additional similar uses and ancillary uses related thereto. Campgrounds are prohibited under this UDO, however a temporary site for tents or similar non-permanent shelters for outdoor lodging shall be a permitted ancillary use.

"Commercial Recreation/Fitness, Indoor and Outdoor." Facilities for sports, recreational, and entertainment activities that may be conducted outdoor or indoor such as soccer, bowling, skating, swimming, sports courts, golf courses, driving ranges, and similar indoor activities taking place inside an enclosed building.

"Commercial Recreation" see recreation, commercial.

"Commercial Training." A commercial establishment (excluding any <u>Educational Facilities</u> Section 7, ItemC. 12th grade) or Secondary Education/Colleges/Universities—SENIOR HIGH SCHOOLS, CO

UNIVERSITIES) that provides, as its primary activity, any type of training, vocational, self-help or special interest to the general public for a fee. Such use is completely contained within a building and comprises part of use group E of the Ohio Building Code. Examples of such uses include, but are not limited to, dance studios, beauty schools, and martial arts studios.

"Common Open Space." Squares, greens, neighborhood parks, and linear environmental corridors, which may be owned and maintained by the city, a homeowners' association, condominium owners' association or developer.

"Community Centers/Facilities." A place, STRUCTURE, area or other facility used for social and recreational programs open to the public and designed to accommodate and serve significant segments of the community. A community center may also be referred to as a convention center or a civic center.

"Comprehensive Development Plan or Comprehensive Land Use Plan." The plan, which may consist of several maps, data and other descriptive matter, for the physical development of the city and which has been adopted by the Pplanning Ceommission and council to indicate the general locations for proposed planning areas, major streets, parks, schools, public building sites and other similar information.

"Conditional Use." A use that may be permitted within a zoning district (other than a principally permitted use), which is required to fulfill additional requirements because of its potential impact on the surrounding community. Such a use requires application for a conditional use and approval by the Planning Commission.

"Condominium." A form of real property ownership in which a declaration has been filed submitting the property to the condominium form of ownership pursuant to ORC 5311. and under which each owner has an individual ownership interest in a unit with the right to exclusive possession of that unit and an undivided ownership interest with the other unit owners in the common elements of the condominium property.

"Condominium Owners' Association." The organization that administers condominium property and that consists of all the owners of units in a condominium property.

"Conservation Development (or Planned Residential Conservation Overlay District)." A contiguous area of land to be planned and developed as a single entity, in which housing units are accommodated with more flexible standards, such as building arrangements and setbacks, than those that would normally apply under single-family residential zoning district regulations, allowing for the flexible grouping of houses in order to conserve open space and existing natural resources.

"Construction." For the purposes of this UDO, construction is deemed to begin when all necessary excavation and piers or footing of one or more principal buildings, or the installation of required infrastructure, has been completed or substantially begun.

"Construction Trailer." A mobile structure that is used to accommodate temporary offices, facilities, or storage of materials during an active construction project.

"Construction Sign." A sign directing attention to construction upon property where the SIGN is displayed, and bearing the name, address, sub-lot number or other identifier of the contractor.

"Consumer Retail." A commercial establishment (excluding a Restaurant or Vehicle Dealer) that provides, as its primary activity, sales of goods to the general public. Such uses generally require locations on or near major thoroughfares or their intersections. Such use is completely contained within a building and comprises a part of the use group M of the Ohio Building Code. Examples of such include, but are not limited to, supermarkets, stores that sell hardware, apparel, footwear, jewelry, to

sporting goods, automotive parts, cosmetics and toiletries, and appliances and home department stores and discount stores.

Section 7, ItemC.

"Convenience Store." A retail sales business that sells household consumer merchandist Section 7, ItemC. cigarettes, packaged foods, and/or the preparation and sales of delicatessen sandwiches, as counters or other foods, and other related items. (See also GASOLINE SERVICE STATION/CONVENIENCE STORE).

"Corner Lot." See lot.

"Council." The Council of the City of Franklin, Ohio.

"Covering." Any clothing or wearing apparel, including pasties, but not including any substance that can be washed off the skin, such as paint or make up, or any substance designed to simulate the appearance of the anatomical area beneath it.

"Co-working Facility." A facility that is designed to accommodate people from different companies who come to do work. Such uses are characterized by shared facilities, services, and tools.

"Credit Service Organization." Any business that is registered, or is required to be registered, under ORC 4712.01 to 4712.14 to provide credit services as defined in ORC 4712.01(C). Credit service organization does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States. Credit service organizations are not permitted under this UDO.

"Critical Storm." A storm that is calculated by means of the percentage increase in volume of runoff by a proposed earth disturbing activity or development area. The critical storm is used to calculate the maximum allowable storm water discharge rate from a site.

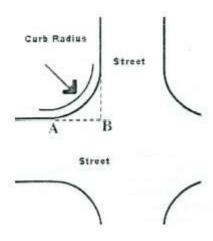
"Crosswalk." A right-of-way, dedicated to public use, which crosses a block to facilitate pedestrian access to adjacent streets and adjacent properties.

"Crown." The upper mass or head of a tree.

"Cultivar." A cultivated variety of plant material grown for its special form and characteristics.

"Cul-de-sac." A short street having one open end and being permanently terminated by a vehicular turn-around.

"Curb Radius." The curved edge of streets at an intersection measured at the outer edge or face of the street curb or of the parking lane.



"Cut." An excavation; the difference between a point on the original grade and a designated point of lower elevation on the final grade.

"Day Care Center, Adult." Any place where adult day care services are provided, wi Section 7, ItemC. compensation, for a daily average of five (5) or more adults, excluding relatives of t administrator of the center.

"Day Care Center, Child." Any place where child day care and/or learning experiences are provided, with or without compensation, for a daily average of five (5) or more infants, preschool children or school-age children (outside of school hours), excluding children of the owner or administrator of the center.

"Day Care Home, Type A." The permanent residence of the administrator in which childcare is provided for seven to 12 children at one time or a permanent residence of the administrator in which childcare is provided for four to 12 children at one time if four or more children at one time are under two years of age. In counting children for the purpose of this definition, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

"Day Care Home, Type B." The permanent residence of the administrator in which childcare is provided for one to six children at any one time and in which no more than three children are under two years of age at one time. In counting children for the purposes of this division, any children under six years of age who are related to the administrator or any employee on the premises shall be counted.

"Deciduous." Plant material that normally sheds its foliage at the end of the growing season.

"Deck." A platform, without a roof, that is either:

- (a) Freestanding or directly adjacent to a principal building; or
- (b) Attached to the building.

"Dedication." The granting, by the property owner, of land by fee simple, or an easement therein, for the use of the public and accepted by council for such use by, or on behalf of, the public.

"Detention Basin." A normally dry bottom impoundment area created by constructing an embankment, excavating a pit, or both, for the purpose of temporarily storing stormwater and gradually releasing the stored water at a controlled rate.

"Detention Facility." A detention basin or alternative structure designed to temporarily store stormwater runoff and gradually release the stored water at a controlled rate.

"Developer." Any person, corporation, association, partnership or other entity who creates or proposes to create a residential, commercial, industrial, or mixed use development, all or a portion of which will be located within the city.

"Development." Any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment and materials.

"Development Area." Any contiguous area owned by one person or operated as one development unit included within the scope of the regulations of this UDO, upon which earth-disturbing activities are planned or underway.

"Development Plan." A plan submitted with an application for a Planned Unit Development Overlay District, in accordance with the requirements of Section 1109.05 of this UDO, or a Planned Residential Conservation Overlay District (see Conservation Development), in accordance with the requirements of Section 1109 06 of this UDO 87

"Direct Recharge Area." That portion of a drainage basin in which water infiltrating vertice surface will intercept the water table.

Section 7, ItemC.

"Directional Sign." A sign intending to direct the safe flow of vehicular and pedestrian traffic, including, but not limited to, "enter," "exit," "one way" and "narrow" signs.

"Distribution Center." A facility used for receiving, temporarily storing, and distributing of goods according to orders as they are received. Distribution centers serve as a bridge between manufacturers and suppliers by receiving pallet pack and bulk products and redistributing and shipping it to wholesale or retail customers. There is no customer-direct pick-up or access to these facilities.

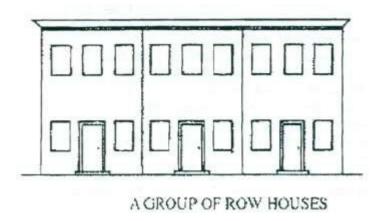
"District." See Zoning District.

"Drive-Through Retail." A commercial establishment that provides either all or some portion of its goods and/or services for use to the general public at an outside service window or drive-through bays. Such goods and services may also be obtained inside the BUILDING. Such use comprises a part of use groups B, A-2 or M of the Ohio Building Code. Examples of such uses include, but are not limited to, drive-through party stores, banks with drive-throughs, freestanding ATM's, and/or car washes, whether automatic or manual, but does not include food-related retail (See also FAST FOOD RESTAURANTS).

"Drive-Through Facility." Any operation by a business establishment where the transfer of goods and services to the customers is accomplished through an opening in the building while the customer remains in their vehicle.

"Dwelling or Dwelling Unit." Any building or portion thereof designed, intended or used primarily for residential purposes (i.e., human habitation), including cooking and sanitary facilities. The term does not include a tent, cabin, trailer, mobile home, boarding house, or hotel/motel. For the purposes of this UDO, dwellings shall be defined as the following types:

- (a) Dwelling, Accessory Unit A secondary dwelling unit established in conjunction with, and clearly subordinate to, a primary dwelling unit, which is only occupied by a member(s) of the family of the dwelling's owner(s), who is related to the owner(s) by blood, marriage or adoption.
- (a)(b) Dwelling, Four Family A building or portion thereof designed, intended or used primarily for residential purposes to be occupied by more than four families living independently of one another.
- (b)(c) Dwelling, Multi-Family A building or portion thereof designed, intended or used primarily for residential purposes to be occupied by more than <u>five three (3)</u> families living independently of one other.
- (c)(d) Dwelling, Live/Work A live/work dwelling is a single unit that consists of both a commercial or office use and a residential component that is occupied by the same occupant. The live/work unit shall be the primary dwelling of the occupant, and no portion of the live/work unit may be rented or sold separately.
- (d)(e) Dwelling, Row House (or Town House) A building or portion thereof designed, intended or used primarily for residential purposes. Row house dwellings are situated so that their sidewalls are shared with other like structures, all having their own separate entrances and being separate lots of record.



(e)(f) Dwelling, Single-Family - A building designed, intended or used primarily for residential purposes to be occupied by one-(1) FAMILY.

(f)(g) __Dwelling, Three_-Family - A building or portion thereof designed, intended or use for residential purposes to be occupied by not more than three (3) families living it of one another.

Section 7, ItemC.

- (g)(h) __Dwelling, Two_-Family A building or portion thereof designed, intended or used primarily for residential purposes to be occupied by two-(2) families living independently of one another.
- (h)(i) Dwelling Unit, Upper Floor A single unit or multiple units above ground level of an existing structure providing complete, independent living facilities for one or more individuals and including the permanent provision for living, sleeping, eating, cooking and sanitation.
- "Earth-Disturbing Activity." Any grading, excavation, filling, or other alteration of the earth's surface where natural or man-made ground cover is destroyed.
- "Easement." A right-of-use over or in the property of another, granted by the owner for specific public or semi- public purposes and accepted by council for such use by, or on behalf of, the public.

"Educational Facilities (Pre-K through 12th Grade)." Any institution organized and operated under the laws of Ohio to provide regular courses of instruction for students in kindergarten through grade 12 by the Ohio Department of Education or by an accrediting association recognized by the United States Office of Education.

"Efficiency or Efficiency Unit." Efficiencies shall be regulated by the Ohio Building Cod Section 7, ItemC. provisions of the Building Code regulating efficiencies shall take precedence over the provi UDO.

"Elderly Housing." An age-restricted residential development in any housing form that qualifies for an exemption as "housing for older persons" under the Federal Fair Housing Amendments Act of 1988, 42 USC 3607(b), and any amendments thereto.

"Electric Vehicle (EV) Charging Station." Equipment that connects an electric vehicle (EV) to a source of electricity to recharge electric vehicles.

"Electric Vehicle (EV) Charging Station, Level 1." A slow speed charging station that typically operates on a 15- or 20-amp breaker on a 120-volt Alternating Current (AC) circuit.

"Electric Vehicle (EV) Charging Station, Level 2." A medium speed charging station that typically operates on a 40- to 100-amp breaker on a 208- or 240-volt Alternating Current (AC) circuit.

"Electric Vehicle (EV) Charging Station, Level 3." A high speed charging station that operates on a high voltage circuit.

"Elementary School." A school or institution serving students between kindergarten through sixth grade (K - 6th).

"Emergency." A reasonably unforeseen occurrence with a potential to endanger personal safety or health, or cause substantial damage to property, which calls for immediate action.

"Engineer." A person licensed by the State of Ohio and registered as a professional engineer under ORC 4733.

"Event Venue, Indoor or Outdoor." A building, structure, or open air facility which is rented by individuals or groups to accommodate events including, but not limited to, banquets, weddings, birthday parties, anniversaries, and receptions.

"Environmental Sciences." These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: laboratories engaged in testing and research, pharmaceutical laboratories, and bionomic laboratories. All operations are carried on in a completely enclosed building. and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.

"EPA." The Ohio Environmental Protection Agency.

"Equipment Shelter and/or Cabinet." The structure in which the electronic receiving and relay equipment for a Wireless Telecommunications Facility is housed.

"Essential Services." The erection, construction, alteration or maintenance by public utilities or by governmental entities of underground, surface or overhead gas, electrical, telephone, telegraph, steam, fuel or water transmission or distribution systems, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith (but not including buildings) that are necessary for the furnishing of adequate service by such utilities or governmental entities for the general health, safety or welfare.

"Essential Services and Utilities, City Owned." The erection, construction, alteration, or maintenance, by the City of Franklin of gas, electrical, steam, or water generation, transmission or distribution systems, collection, supply, or disposal systems, on land owned by the City of Franklin as a means of supporting a governmental facility. City owned essential services and utilities shall be permitted as authorized regulated by law and other ordinances of the City, it being the intention hereof to exempt such esser 91 services and utilities from the application of this code.

"Evergreen." Plant material that has foliage that remains green throughout the ye

Section 7, ItemC.

"Excavation." Any breaking of ground except common household gardening and ground care.

"Executive Order 11988 (Floodplain Management)." This order was issued by President Carter in 1977, and requires that no federally-assisted activities be conducted in, or have the potential to, affect identified special flood hazard areas unless there is no practicable alternative.

"FAA." The Federal Aviation Administration, and any legally appointed, designated or elected agent or successor.

"FCC." The Federal Communications Commission and any legally appointed, designated, or elected agent or successor.

"Family." One or more individuals occupying a single dwelling unit, provided that unless are related by blood, marriage or adoption, no family shall contain over five (5) individuals are related.

provided that a family related by blood, marriage or adoption may have a total of two-(2) non-related individuals living with it.

"Family Home for the Physically and Mentally Disabled." A residential facility licensed under ORC 5123.19 that provides room and board, personal care, habilitation services and supervision in a family setting for at least six, but not more than eight individuals (6-8), with mental retardation or developmental disability.

"Farm Market." The offering for sale of fresh agricultural products directly to the consumer in an openair market.

"Fast Food Restaurants." An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state of consumption within the restaurant building, within a motor vehicle parked on the premises, or off the premises as a carry-out order, and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposal containers. Examples of such uses include drive-through restaurants that prepare and/or dispense food or beverages and do not provide a place for all its customers to eat inside the building, or which serve food or beverages for carry out, or drive-in eating and drinking places, establishments where customers may serve themselves and may eat or drink the food or beverages on the premises.

"FEMA." Federal Emergency Management Agency.

"Festivals and Circuses." A temporary civic, recreational, fund-raising, or promotional activity or event that typically has a specific focus with its own social activities, food, music, or ceremonies. Such use typically takes place in a specified location and on a specific day or days.

"Fill or Filling." Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the resulting grade conditions; the difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade.

"Final Plat." A final map of all or part of the subdivision prepared and certified by an registered engineer or surveyor in accordance with the requirements and regulations of this UDO, which is submitted to the City for final approval before recording at the office of the Warren County Recorder.

"Financial Institution, General." A facility, building feature, or equipment of which the principal use or purpose of which is the provision of financial services including, but not limited to banks, credit unions, savings and loan institutions, and mortgage companies. Such uses do not include check cashing or short term loan establishments. The use may or may not include a drive-through.

"Five-Year Capture Area." The area around protected public water supply/well fields delineated by the five- year travel time contour.

"Flag." Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of domestic government, political subdivision or other governmental agency, and attached to or designed to be flown from a flagpole or similar device.

"Flag, International." Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a foreign country or government, and attached to or designed to be flown from a flagpole or similar device.

"Flashing." A sign or graphic which in any manner, as a whole or in part, physically changes in I intensity or gives the appearance of such change.

"Flashing Sign." Any illuminated sign that exhibits changing light and/or color effects.

Section 7, ItemC.

"Fleet Vehicle." A vehicle that is owned or operated by the person, company, or business on the premises, and which is used for purposes of delivery, pick-up, or service to patrons of the primary use. A fleet vehicle may also be a commercial vehicle, but does not include semi-tractor, semi-trailer, any non-recreational trailer used for commercial purposes, or any heavy construction equipment.

"Flood or Flooding." A general or temporary condition of partial or complete inundation of land areas from:

Section 7, ItemC.

- (a) The overflow of inland or tidal waters, and/or
- (b) The unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Insurance Rate Map (FIRM)." An official map on which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has delineated the areas of special flood hazard.

"Flood Insurance Risk Zones." Zone designations on FHBMs and FIRMs that indicate the magnitude of the flood hazard in specific areas of a community. Following are the zone definitions:

- (a) Zone A Special flood hazard areas inundated by the 100-year flood; base flood elevations are not determined.
- (b) Zones A1-30 and Zone AE Special flood hazard areas inundated by the 100-year flood; base flood elevations are determined.
- (c) Zone AO Special flood hazard areas inundated by the 100-year flood; with flood depths of one1 to three3 feet (usually sheet flow on sloping terrain); average depths are determined.
- (d) Zone AH Special flood hazard areas inundated by the 100-year flood; flood depths of one1 to three3 feet (usually areas of ponding); base flood elevations are determined.
- (e) Zone A99 Special flood hazard areas inundated by the 100-year flood to be protected from the 100-year flood by a federal flood protection system under construction; no base flood elevations are determined.
- (f) Zone Band Zone X (shaded) Areas of 500-year flood; areas subject to the 100-year flood with average depths of less than one4 foot or with contributing drainage area less than one4 square mile; and areas protected by levees from the base flood.
- (g) Zone C and Zone X (unshaded) Areas determined to be outside the 500-year floodplain.

"Flood Insurance Study (FIS)." The official report in which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has provided flood profiles, floodway boundaries (sometimes shown on flood hazard boundary and floodway maps), and the water surface elevations of the base flood.

"Floodplain." Special flood hazard areas that are subject to periodic inundation. construction and development within the Floodplain requires a Floodplain Development Permit.

"Floodplain Overlay Map or Flood Hazard Boundary Map (FHBM)." Usually the initial map, produced by FEMA or the U.S. Department of Housing and Urban Development (HUD) for a community depicting approximate special flood hazard areas; the City's Floodplain Overlay District Map, as included in the UDO.

"Flood Protection Elevation." The Flood Protection Elevation, or FPE, is the base flood elevation plus [X] feet of freeboard. In areas where no base flood elevations exist from any authoritative source, the flood protection elevation can be historical flood elevations, or base flood elevations determined and/or approved by the Floodplain Administrator.

"Floodway." A floodway is the channel of a river or other watercourse and the adjacent land areas that have been reserved in order to pass the base flood discharge. A floodway is typically

determined through a hydraulic and hydrologic engineering analysis such that the cumula Section 7, ItemC.

in the water surface elevation of the base flood discharge is no more than a designated horant. case shall the designated height be more than one foot (1') at any point within the community. The floodway is an extremely hazardous area, and is usually characterized by any of the following: moderate to high velocity flood waters, high potential for debris and projectile impacts, and moderate to high erosion forces.

"Floor Area, Gross." The sum of the horizontal areas of each floor of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The gross floor area measurement is exclusive of areas of unfinished basements, unfinished cellars, unfinished attics, attached garages, space used for off-street parking and loading, breezeways, porches and decks, and accessory structures. Unfinished basements, unfinished cellars, and unfinished attics shall be counted as storage space for purposes of determining required parking spaces.

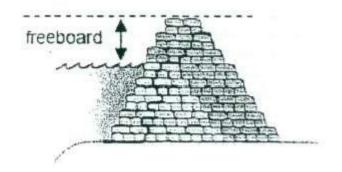
"Floor Area, Seating Capacity." Floor area that is used or intended for use to serve patrons, clients or customers and all that area devoted to employee workspace. Such floor area as is used or intended to be used principally for the storage or merchandise, hallways, elevator or stair bulkheads or for utilities or sanitary facilities shall be excluded from the computation of floor area. Measurement of useable floor area shall be the horizontal areas of the several floors of the buildings, measured from the exterior faces to the exterior walls.

"Food Service/Catering." Establishments that prepare, as their primary economic function, meals, snacks, and beverages for immediate consumption that are transported to an off-premises site or at banquet halls with catering staff. Examples of events catered by these establishments include weddings, trade shows, parties and luncheons.

"Foster Family Home for the Physically and Mentally Disabled." A residential facility licensed under ORC 5123.19 that provides room and board, personal care, habilitation services, and supervision in a family setting for not more than five (5) individuals with mental retardation or a developmental disability.

"Foster Home, Certified." A private residence certified under ORC 5103, in which children are received apart from their parents, guardian, or legal custodian by an individual reimbursed for providing the children non-secure care, supervision or training twenty-four (24) hours a day. "Foster home" does not include care provided for a child in the home of an individual other than the child's parent, guardian, or legal custodian while the parent, guardian or legal custodian is temporarily away.

"Freeboard." A factor of safety usually expressed in feet above a flood level for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a watershed.



"Fulfillment Center." A third-party logistics warehouse that receives products and goods from suppliers, processes orders from e-commerce retailers, and ships products directly to individual consumers.

"Game Court." A recreational facility designed to be used for court games, including tennis, racquetball, basketball and volleyball. "Game court" includes both indoor and outdoor facilities.

"Garages and <u>CarportsSheds</u>, Detached." A building or structure, or part thereof, used or designed to be used for parking and storage (See also Accessory Structure and Garage, Private).

"Garage, Parking." A space, structure or series of structures for the temporary storage or parking of motor vehicles, which is not primarily for commercial vehicles or for dead storage of vehicles, and which has no public shop or service in connection therewith, other than for supplying motor fuels and lubricants, air, water and other operating commodities wholly within the buildings to the patrons of the garage only, which commodities are not readily visible from or advertised for sale on the exterior of the building.

"Garage (Private)." An accessory structure or portion of a main building designed or used for the storage of motor-driven vehicles, boats and similar vehicles owned or used by the occupants of the building to which it is accessory.

"Garage, Service." Any premises used for the storage or care of motor-driven vehicles, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

"Gasoline Service Stations." An establishment or business with one or more fueling positions and of which the sale and storage of automotive fuel for noncommercial motor vehicles is the principal activity.

"Gasoline Service Stations/Convenience Stores." An establishment or business with one or more fueling positions, the business of which is the sale and storage of automotive fuel for noncommercial motor vehicles is the principal activity, and which also offers for retail sale other related motor vehicle products, household consumer merchandise, beverages, cigarettes, packaged foods, and/or the preparation and sales of delicatessen sandwiches, ice cream counters or other foods, and other related items. (See also Convenience Store).

"General Industry." An industrial establishment that provides, as its primary activity, space for the assembly, manufacturing, processing or warehousing of goods or products, and which typically involve external impacts such as noise, dust, smoke, fumes, odors, heavy truck and/or rail traffic or other objectionable characteristics. Such use may have outdoor storage and/or operation space and comprises a part of use groups F-1, F-2, H-1, H-2, H-3, H-4 or H-5 of the Ohio Building Code. Examples of such uses include goods produced by factory assembly, paper mills, fabrication and assembly of metal products. General Industry does not include junkyards, recycling centers, recycling plants, salvage/scrap yards, scrap metal processing facilities, and uses of similar intensity.

"General Retail." A commercial establishment (excluding a Restaurant or Motor Vehicle) that has, as its primary activity, the sale of goods to the general public. Such use may include some outside display and/or storage space and comprises a part of use group M of the Ohio Building Code. Examples of such uses include garden shops, building supply stores and contractor showrooms.

"Golf Course." A tract of land laid out with at least nine (9) holes for playing a game of golf and improved with trees, greens, fairways and hazards. A golf course may include a clubhouse and shelters as accessory uses (See also Recreation, Commercial).

"Government Facility." Any buildings, structure, or use, or portion thereof, used by a quadrage agency for administrative or service purposes, but not including buildings devoted solely that and maintenance of equipment and materials.

Section 7, ItemC.

"Grade (ground level)." The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet (5') of a sidewalk, the above ground level shall be measured at the sidewalk, unless otherwise defined within this UDO.

"Greenbelts." A strip or parcel of land, privately restricted or publicly dedicated as open space, located between a residential development and other incompatible uses, for the purpose of protecting and enhancing the residential environment (See also Buffer).

"Grocery Food and Beverage." Establishments that retail food and beverage merchandise from fixed point-of-sale locations and that have special equipment (e.g., freezers, refrigerated display cases and refrigerators) for displaying food and beverage goods. Such establishments have trained staff in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority.

"Ground Satellite Station." Any antenna or earth station designed, constructed or modified to bring in or receive satellite television signals.

"Ground Sign." A permanent sign supported by one or more poles, posts or braces permanently anchored or secured to the ground. Such SIGNS shall be flush with the base, which shall be brick or concrete, and shall not exceed four feet (4') in height from the ground to the top of the sign, as measured from the grade. Permanent residential subdivision or planned unit development identification signs shall be ground signs.

"Group Home." See ADULT FAMILY HOME (1-5 individuals); ADULT GROUP HOME (6-16 individuals); FAMILY HOME FOR THE PHYSICALLY AND MENTALLY DISABLED (6-8 individuals); FOSTER FAMILY HOME FOR THE PHYSICALLY AND MENTALLY DISABLED (1-5 individuals); and GROUP HOME FOR THE PHYSICALLY AND MENTALLY DISABLED (9-16 individuals).

"Group Home for the Physically and Mentally Disabled." A residential facility licensed under ORC 5123.19 that provides room and board, personal care, habilitation services, and supervision in a family setting for at least nine but not more than sixteen (9-16) individuals with mental retardation or a developmental disability.

"Half-Street." A Street having a lesser right-of--way width than required for a street of full width.

"Hard Surface." A bituminous surface, Portland cement concrete, brick pavers or other surface as approved by the City Engineer. "Hard Surface" does not include gravel.

"Health and Personal Care Services." A business whose primary activity is the provision of services to the public or it members for the provision of personal care services or health maintenance services, and may include the sale of goods as a secondary activity. Examples of such uses include spas, salons, exercise facilities, and weight management centers.

"Health Care and Human Services." A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human health needs including, but not limited to, diagnostic centers, treatment centers, physical therapy centers, extended care centers, intermediate care facilities, outpatient services or central service facilities serving one or more institutions, but does not include Alcohol and Drug Addiction Treatment Facilities.

"Health Commissioner." The Warren County Commissioner of Health or his authorized representative.

"Height, or Above Ground Level (AGL)." When referring to a tower or other structure, measured from the finished grade at the base of the tower or structure to the highest tower or other structure, including the base pad and any antenna.

Section 7, ItemC.

"Home Occupation, Type_-A/Family Home Occupation." This type of home occupation has little or no impact on the surrounding residential area and requires no permit. In general, a Home Occupation Type A is located and conducted so that the average neighbor, under normal circumstances, would not be aware of its existence. A Home Occupation Type-A shall be considered an accessory use not requiring a Conditional Use Permit (See Section 1113.03 of this UDO).

"Home Occupation, Type_-B/Retail Home Occupation." This type of Home Occupation has the potential for greater impact on the surrounding residential area and therefore requires a Conditional Use Permit. Examples include but are not limited to A Home Occupation Type-B requires a Conditional Use Permit (See Section 1113.03 of this UDO).

"Homeowners' Association." A private, nonprofit corporation of homeowners established by a developer or group of developers, with local government approval, whose purpose is to own, operate and maintain various common properties, including, but not limited to, common open space, private streets and recreation facilities. The association/corporation holds title to common property.

"Hospitals or Sanitarium." An establishment for the medical, surgical or psychiatric care of bed patients for a continuous period longer than twenty-four (24) hours, which is open to the general public twenty-four (24) hours each day for emergency care, has a minimum of ten (10) patient beds, an average of two thousand (2,000) patient days per annum, and has on duty a registered nurse twenty-four (24) hours each day.

"Hotel/Motel." A building occupied as the more-or--less temporary abiding place of individuals who are lodged with or without meals in which there are ten (10) or more sleeping rooms and norooms, no provision made for cooking in any individual room or apartment, and no individual room or apartment is accessible from the exterior of the building. A hotel may include Restaurants or cocktail lounges, public banquet halls, ballrooms or meeting rooms.

"Hydrologic and Hydraulic Engineering Analysis." An analysis performed by a professional engineer, registered in the State of Ohio, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and/or floodway boundaries.

"Identification Sign." A sign, other than a nameplate sign, indicating the identity or name, whether through logo, type, graphics or other symbols, address and activity occupying the building, store, service or establishment.

"Illuminated Sign." A sign that has characters, letters, figures, designs or an outline illuminated by electric lights or luminous tubes as a part of the sign proper, or that is illuminated by the reflector method.

"In-Law Suites." A secondary dwelling unit established in conjunction with, and clearly subordinate to, a primary dwelling unit, which is only occupied by a member(s) of the family of the dwelling's owner(s), who is related to the owner(s) by blood, marriage or adoption.

"Incorporated Territory." Land included within the boundaries of the city.

"Industry." See General Industry and Light Industry.

"Industrial, Artisan." An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation, and which may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses and processes such as small-scale welding and sculpting. The state of the st

use includes fabrication implements that are more industrial than that of an art studio and in coopering, and crafting of cabinetry, furniture, and other similar small-scale manufacturing.

Section 7, ItemC.

"Industrial, Heavy." An industrial establishment that provides, as its primary activity, space for the assembly, manufacturing, processing or warehousing of goods or products, and which typically involve external impacts such as noise, dust, smoke, fumes, odors, heavy truck and/or rail traffic or other objectionable characteristics. Such use may have outdoor storage and/or operation space. Examples of such uses include goods produced by factory assembly, paper mills, fabrication and assembly of metal products. General Industry does not include junkyards, recycling centers, recycling plants, salvage/scrap yards, scrap metal processing facilities, and uses of similar intensity.

"Industrial, Light." A commercial or industrial establishment that provides, as its primary activity, space for the assembling or processing of goods for sale, or service industries, that do not produce any noise, dust, odor, fumes, vapors, smoke, vibrations, glare, heat, noise, odor, heavy truck or rail traffic, or other objectionable effects on the outside of the building. All operations are carried on in a completely enclosed building. Examples of such uses include food processing, beverage bottling, upholstering, carpets and rugs, business machines, dry cleaning and dyeing, and construction machinery.

"Information Technology/Data Center." These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: telecommunications, data processing and computing centers, computer electronic parts, equipment and electronics manufacturing, computer programming and software development, and internet-related businesses. All operations are carried on in a completely enclosed building and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.

"Informational Sign." A sign conveying a message relative to a danger or hazard ex Section 7, ItemC.

providing public safety information, or other public information.

"Informational Window Sign." Window signage with a total area of four square feet (4 sq. ft.) or less and bearing only information about entry and exit, business hours, authorized service representative information and/or discount and credit systems accepted in that establishment.

"Integral." Something that is essential, necessary, or fundamental to a whole.

"Interior Lot." See Lot.

"Joint Identification Sign." A sign intended to provide the identity or name, whether through logo, type, graphics or other symbols, for two (2) or more uses within one building or on one property or the name of the building or its address for property occupied by two (2) or more businesses.

"Junior High School." A school/institution serving students between seventh and eighth grade, or between seventh and ninth grade.

"Junk." Old or scrap copper, brass, rope, rags, batteries, paper, rubber, trash waste, iron, steel and other old or scrap ferrous or nonferrous materials.

"Junkyard." An establishment or place of business, other than an establishment having facilities for processing iron, steel or nonferrous scrap and whose principal product is scrap iron and steel or nonferrous scrap for sale for remelting purposes, which is maintained or operated for the purpose of storing, keeping, buying or selling junk, and includes garbage dumps and sanitary landfills. The term "junk yard" shall also include scrap metal processing facilities which are located within 1,000 feet of the nearest edge of the right-of-way of a highway in the interstate or primary system.

"Kennels." Any premises where domestic animals, such as dogs and cats, are boarded, trained or bred.

"Kentucky Board Fencing." A wooden fence that typically includes three or 4 four horizontal boards that are attached to wooden posts and which are spaced to allow air flow between each board. Such fences may or may not include welded wire between the boards.

"Landfill." The burial of non-hazardous and non- medical farm, residential, institutional, commercial or industrial waste.

"Landing Field." A specific area designated for the take-off and landing of aircraft.

"Landscaping." The use of natural plant materials including, but not limited to, groundcovers, shrubs, and trees (deciduous and evergreen). Landscaping also involves the placement, preservation and maintenance of said plant materials and includes such elements as fences, walls, lighting and earth mounding.

"Large-Format Retail." A business that exceeds fifty thousand gross square feet (50,000 sq. ft.), excluding outside sales or storage, restrooms and other non-public areas.

"Large Equipment." A movable or transportable vehicle or other apparatus commonly use in commercial, industrial, or construction enterprises, such as but not limited to trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, and lifts having a gross weight of 2.5 tons or more.

<u>"Large Equipment Retail, Rental, and Repair." An establishment for the sale, rental, and repair of large equipment as defined in this UDO.</u>

"Letter of Map Change (LOMC)." A Letter of Map Change is an official FEMA determination, by letter amend or revise effective flood insurance rate maps, flood hazard boundary and floodway maps,

flood insurance studies. LOMC's are broken down into the following categories:

Section 7, ItemC.

(a) Letter of Map Amendment (LOMA): A revision based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property is not located in a special flood hazard area.

(b) Letter of Map Revision (LOMR): A revision based on technical data that, a Section 7, ItemC. manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination concerning whether a structure or parcel has been elevated by fill above the base flood elevation and is, therefore, excluded from a special flood hazard area.

(c) Conditional Letter of Map Revision (CLOMR): A formal review and comment by FEMA as to whether a proposed project complies with the minimum national flood insurance program floodplain management criteria. A CLOMR does not amend or revise effective flood insurance rate maps, flood hazard boundary and floodway maps, or flood insurance studies.

"Life Sciences." These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: biotechnology, biopharmaceutical, biomedical, pharmaceuticals, and/or laboratories engaged in testing and research, and the manufacture of medical instruments, appliances, apparatus or filters. All operations are carried on in a completely enclosed building and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.

"Light Industry." A commercial or industrial establishment that provides, as its primary activity, space for the assembling or processing of goods for sale, or service industries, that do not produce any noise, dust, odor, fumes, vapors, smoke, vibrations, glare, heat, noise, odor, heavy truck or rail traffic, or other objectionable effects on the outside of the building. All operations are carried on in a completely enclosed building and comprise a part of use group F-1 or F-2 or the Ohio Building Code. Examples of such uses include food processing, beverage bottling, upholstering, carpets and rugs, business machines, dry cleaning and dyeing, and construction machinery.

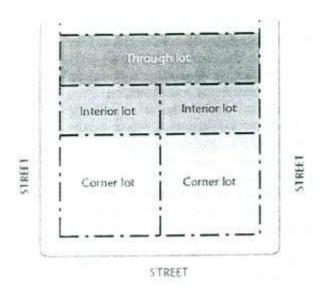
"Live Viewing Booth." Any private or semi private booth, or any viewing room of less than one hundred fifty square feet (150 square feetsq. ft.) of floor space, to which the public may gain admittance, wherein a live performance is presented to five (5) or fewer individuals at any one time.

"Loading Space." An off-street space on the same lot with a building or group of buildings for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

"Lot." The basic development unit; A parcel of land with fixed boundaries occupied, or to be occupied by, a main building, or a group of such buildings and accessory structures, or used for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this UDO. Every lot shall abut upon and have permanent access to a public street and have a minimum frontage of forty 40 feet thereon.

- (a) Corner Lot: A lot that has at least two—(2) contiguous sides abutting upon a street for its full length.
- (b) Interior Lot: A lot other than a corner or through lot.
- (c) Through Lot: Any lot having frontages on two or more streets as distinguished from a corner lot. In the case of a row of double frontage lots, all sides of such lots adjacent to streets shall be considered frontage, and front yards shall be provided as required.

Section 7, ItemC.

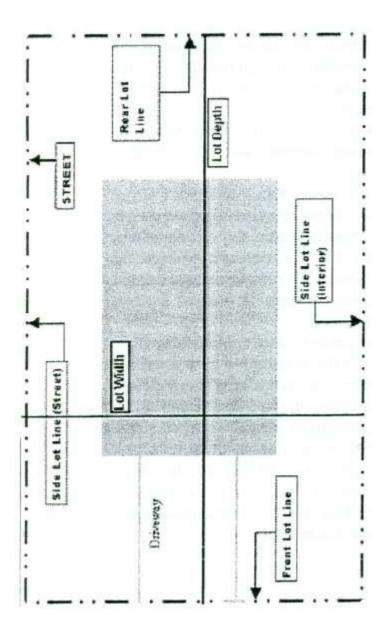


"Lot Area." The total horizontal area within the lot lines of a lot.

"Lot Coverage." The part or percent of a lot occupied by buildings, including accessory structures buildings.

"Lot Depth." A distance measured in the mean direction of the side lot lines from the mid-point of the front lot line to the mid-point of the rear lot line.

"Lot Line." The lines bounding a lot or, in some instances, the right-of-way line or public easement line on a lot.



"Lot Line, Front." The line separating a lot from the street. In the case of a corner lot or double frontage lot, the front lot line means the line separating such lot from both streets.

"Lot Line, Rear." The lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten-10 feet (10') long, lying farthest from the front lot line and wholly within the lot. In the case of a corner lot, the rear lot line is opposite the front lot line of least dimension.

"Lot Line, Side." Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

"Lot of Record." - A parcel of land, the dimensions of which are shown on a document or map on file with the Warren County Recorder's Office or in common use by City or Warren County officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

"Lot Width." The horizontal distance between the side lot lines, measured at the two points where the building line or setback line intersects the side lot lines.

"Lowest Floor." The lowest floor of the lowest enclosed area (including basement) of a s definition excludes an "enclosure below the lowest floor" which is an unfinished or floor.

definition excludes an "enclosure below the lowest floor" which is an unfinished or floor reconstruction enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations for enclosures below the lowest floor.

"Main Building." A building in which is conducted the principal use of the lot upon which it is situated.

"Main Use." The principal use to which the premises are devoted and the principal purpose for which the premises exist.

"Major Subdivision."

- (a) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into three (3) or more lots, sites or parcels, any one of which is less than five (5) acres for the purpose, whether immediate or future, of transfer of ownership; or the division of any parcel of land into two (2) or more lots, sites or parcels of any size that involves the creation of any new streets, public right-of-ways or easements of access; provided, however, that the division or partition of land into parcels of more than five (5) acres not involving any new streets, public right-of-ways or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale does not create additional building sites, shall be exempt from the platting procedures of this UDO but shall not be exempt from the improvement, development or redevelopment standards of this UDO.
- (b) The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; and/or the division or allocation of land as common open space for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities. (See also Minor Subdivision; Subdivision, Major; and Subdivision, Minor).

"Major Tree." A living tree with a trunk diameter of at least fifteen inches (15 inches"), measured two feet (2') above ground level.

"Manufactured Home." A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the Manufactured Housing Construction and Safety Standards Act of 1974, 88 Stat. 700, 42 USCA 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 USCA 5415, certifying compliance with all applicable federal construction and safety standards.

"Manufactured or Mobile Home Park." As specified in the Ohio Administrative Code 4781-12-01, a manufactured or mobile home park means any tract of land upon which three or more manufactured homes or mobile homes, used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. Manufactured Home Parks and Mobile Home Parks are not permitted under this UDO.

"Makerspace." A communal public workshop in which makers can work on small personal projects. Makerspace may be a principal use or an accessory use to an office, school, library, or other similar use.

"Marquee." A permanent roofed structure attached to and supported by the building a beyond the building line or over public property.

Section 7, ItemC.

"Marguee Sign." A sign attached to or constructed in a marguee (See also Canopy Sign).

"Material Sciences." These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: plastics/polymer research and engineering, laser technology and application, robotic research, and the manufacturing, processing and/or packaging of medical, optical, scientific, electronic or electromagnetic devises, equipment, systems or supplies. All operations are carried on in a completely enclosed building and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.

"Memorial Sign." A sign designed, intended or used to preserve the memory of a person, place or event, including landmark plagues and historical plagues.

"Medical Center/Clinic." A commercial or noncommercial establishment that provides, as its primary activity, health-related services to the general public on an outpatient basis. Such use shall not provide space for overnight treatment and may be set up with emergency vehicle receiving areas and trauma treatment facilities. Such use comprises a part of use group B of the Ohio Building Code. Examples of such uses include clinics and emergency clinics.

"Medical and Health-Related Office." A commercial or noncommercial establishment that provides, as its primary activity, health-related services to the general public on an outpatient basis. Such use shall not provide space for overnight treatment and comprises a part of use group B of the Ohio Building Code. Examples of such uses include doctors' offices and dentists' offices.

"Menu Board." A permanently mounted sign displaying the bill of fare for a restaurant, fast food restaurant or instructions or services for other drive-thru or drive-in establishments.

"Microcell." The lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

"Mining and Extraction." All or any part of the process involved in the mining of minerals and raw materials by removing overburden and mining directly from the deposits, open- pit mining or minerals naturally exposed, mining by auger method, dredging and quarrying, or underground mining and surface work incidental to an underground mine. Such uses are not permitted in the city under this UDO.

"Minor Subdivision." The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll along an existing and improved public street, into not more than two—(2) lots or parcels, any one of which is less than five—(5) acres; or the division of any parcel of land into two—(2) or more lots of more than five (5)—acres not involving any new streets, public right-of- ways or easements of access; or the sale or exchange of parcels between adjoining lot owners, where such sale does not create additional building sites; or the combination or replatting of two—(2) or more lots or parcels into a single lot when such lots or parcels are under the ownership of the same owner and the combination or replatting does not involve any new streets, public right- of-ways or easements of access (See also Major Subdivision; Subdivision, Major; Subdivision, Minor).

"Mixed Use." A building, lot, or development that contains a mixture of uses including residential, commercial, office, institutional, or other similar uses. Such uses may be mixed within one building (either horizontally or vertically) or within an overall development.

"Mobile Home." Means a building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet (35 feet) in length or, when erected on site, is-320 or more square feet three hundred twenty

Section 7, ItemC.

or more square feet (320 sq. ft.), is built on a permanent chassis, is transportable in sections, and does not qualify as a manufactured home or as an industrialized unit as defined in ORC 3781.06(C).

"Mobile Uses." A large, wheeled vehicle that is used for a specific purpose such as to cook, prepare, and/or serve food and/or beverages in individual portions in a ready to consume state; to conduct a specific medical procedure such as blood donations, immunizations, or medical evaluations; or to sell retail goods.

"Monopole." A support structure constructed of a single, self- supporting hollow metal tube securely anchored to a foundation.



"Monument Sign." A permanent sign supported by one or more poles, posts or braces permanently anchored or secured to the ground. Such signs shall be flush with the base, which shall be brick or concrete, and shall not exceed six feet (6') in height from the ground to the top of the sign. Such signs shall be measured from the grade, not any mounding.

"Mortgage Loan Lender." Any business that is licensed, or is required to be licensed, under ORC 1321.51 to 1321.60 to make mortgage loans. Mortgage loan lender does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.

"Mortuaries." An establishment providing services such as preparing the human dead for burial and/or cremation and arranging and managing funerals, hospitality and reception areas in connection therewith and which may include limited caretaker facilities. This definition includes crematoriums and columbariums.

"Motor Vehicle." Any vehicle, including mobile homes and recreational vehicles, which is propelle drawn by power other than muscular power or power collected from overhead electric

and not designed for or employed in general highway transportation, well-drilling madinging machinery, farm machinery, trailers that are used to transport agricultural produce or agricultural production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at the speed of twenty-five25 miles per hour (25 mph) or less, threshing machinery, hay-baling machinery, corn sheller, hammermill and agricultural tractors, machinery used in the production of horticultural, agricultural, and vegetable products, 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 (10) miles and at a speed of twenty-five 25 miles per hour (25 mph) or less (See also Vehicle).

"Motor Vehicle, Collector's." Any motor vehicle or agricultural tractor or traction engine that is of special interest, that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, but not as the owner's principal means of transportation, and that displays current, valid license tags issued under ORC 4503.45, or a similar type of motor vehicle that displays current, valid license tags issued under substantially equivalent provisions in the laws of other states.

"Motor Vehicle, Commercial." Any motor vehicle designed or used to transport persons or property that meets any of the following qualifications:

- (a) Any combination of vehicles with a gross vehicle weight or combined gross vehicle weight rating of twenty- six thousand one pounds (26,001 pounds|bs.) or more; provided the gross vehicle weight or gross vehicle weight rating of the vehicle or vehicles being towed in excess of ten thousand pounds (10,000 pounds|bs);
- (b) Any single vehicle with a gross vehicle weight or gross vehicle weight rating of twenty-six thousand one pounds (26,001 poundslbs.) or more;
- (c) Any single vehicle or combination of vehicles that is not a class A or class B vehicle, but is designed to transport sixteen (16) or more passengers including the driver;
- (d) Any school bus with a gross vehicle weight or gross vehicle weight rating of less than twenty-six thousand one pounds (26,001 poundslbs.) that is designed to transport fewer than sixteen (16) passengers including the driver;
- (e) Is transporting hazardous materials for which placarding is required under subpart F of 49 CFR part 172, as amended; or
- (f) Any single vehicle or combination of vehicles that is designed to be operated and to travel on a public street or highway and is considered by the federal Motor Carrier Safety Administration to be a commercial motor vehicle including, but not limited to, a motorized crane, a vehicle whose function is to pump cement, a rig for drilling wells, and a portable crane.

"Motor Vehicle, Noncommercial." Any motor vehicle, including a farm truck as defined by ORC 4503.04, that is designed by the manufacturer to carry a load of no more than one ton and is used exclusively for purposes other than engaging in business for profit.

"Motor Vehicle-Oriented Business." Any commercial business that by design, type of operation, or nature of business has one of its functions as the provision of services to a number of motor vehicles or their occupants in a short time span, or the provision of services to the occupants of motor vehicles while they remain in the vehicles. Such uses may include the retail sale of lubricants and motor vehicle accessories, and the provision of routine maintenance and/or service of motor vehicles. Repairs, such as those described in vehicle repair service shall not be permitted.

"Movie Theater." A structure used for dramatic, operatic, motion pictures or other performance which admission to is a paid service and concession services only are provided (See also-Entertainment).

Section 7, ItemC.

"Moving Sign." Any sign, all or any part of which physically moves up or down or sideways, revolves, or is animated so as to give the appearance of movement.

"Multi-Use Tower." A self-supporting lattice, guyed or monopole structure, constructed from grade that supports more than one Wireless Telecommunications Facility.

"Nameplate Sign." A sign indicating the name, address and profession of the individual or individuals residing on the premises, or legally occupying the premises, or indicating a home occupation legally existing on the premises in a residential zoning district.

"National Flood Insurance Program (NFIP)." The NFIP is a federal program enabling property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the Federal government that states if a community will adopt and enforce floodplain management regulations to reduce future flood risks to all development in special flood hazard areas, the Federal government will make flood insurance available within the community as a financial protection against flood loss.

"New Construction." Structures for which the start of construction commenced on or after the initial effective date of the City of Franklin Flood Insurance Rate Map, effective as of November 5, 1980, and any subsequent amendments thereto, and includes any subsequent improvements to such structures.

"Nonconforming Building." A building, or portion thereof, lawfully existing on the effective date of this UDO, or amendments thereto, and that does not conform to the lot, dimensional, height, yard, are or lot coverage regulations of the district in which it is located.

"Non-Routine Maintenance." Activities necessary not more frequently than every twenty-four (24) months to keep structures and equipment in good repair.

"Non-Structural Controls." Stormwater runoff control and treatment techniques that use natural measures to control runoff and/or reduce pollution levels, and do not require extensive construction efforts and/or do promote runoff control and/or pollutant reduction by eliminating the runoff and/or pollutant source. Examples include minimizing impervious area, buffer strips along streams, and preserving natural vegetation.

"Nude or Semi-Nude Modeling Studio." Any place where a individual who appears semi-nude or who displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. Nude Model Studio shall not include:

- (a) A proprietary school licensed by the State of Ohio, or a college, junior college or university supported entirely or in part by public taxation;
- (b) A private college or university that offers educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
- (c) An establishment holding classes in a structure that has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; where in order to participate in a class a student must enroll at least three days in

advance of the class; and where no more than one semi-nude model is on the properties.

Section 7, ItemC.

"Nudity, State of Nudity or Nude." Exposing to view the genitals, pubic area, vulva, perineum, anus, anal cleft or cleavage, or pubic hair with less than a fully opaque covering; exposing to view any portion of the areola of the female breast with less than a fully opaque covering; exposing to view male genitals in a discernibly turgid state, even if entirely covered by an opaque covering; or exposing to view any device, costume, or covering that gives the appearance of or simulates any of these anatomical areas.

"Nursing Home." See Skilled Nursing Facility. A hospital shall not be construed to be a nursing home.

"ODOT." The Ohio Department of Transportation.

"Office." A commercial establishment that provides, as its primary activity, space for any professional and/or business operation where the product is a person's knowledge or skill and not a commodity. Such use shall be completely contained within a building. "Office" does not include health-related services. Examples of such uses include, but are not limited to, law offices, real estate offices and corporate headquarters.

"Office, Co-Working." A facility that is designed to accommodate people from different companies who come to do work. Such uses are characterized by shared facilities, services, and tools.

"Office/Administrative Space." Space provided in a BUILDING designed, intended or used primarily for office functions.

"Ohio Building Code (OBC)." Wherever the term "Ohio Building Code" or "Building Code" appears in this UDO, it shall mean the Ohio Building Code, for commercial and industrial uses, or Residential Code of Ohio, for residential uses, as determined applicable by the Zoning Official.

"Opacity." The degree to which a structure, use or view is screened from adjacent properties.

"Open Sided Structure." Freestanding, unheated structures, which are unenclosed except for a structural system supporting a roof and may have screen panels which are used to enclose the open spaces between structural elements. Open sided structures include but are not limited to gazebos, trellises, and picnic shelters.

"Open Space." An area substantially open to the sky, which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools, tennis courts or any other recreational facilities; streets, structures and the like shall not be included.

"ORC." Ohio Revised Code, including any subsequent amendments thereto.

"Outdoor Dining." Designated outdoor areas (either on public or private land) which are used for outdoor dining or seating where patrons may be served food and beverage for on-site consumption.

"Outdoor Retail/Display." Any unenclosed area exhibiting merchandise or goods for sale that is incidental to an adjacent indoor retail use.

"Overlay District." A district described on the City's Zoning Map within which, through super- imposition of a special designation, certain regulations and requirements apply, in addition to those of the underlying zoning district.

"Parcel." A lot, or contiguous group of lots in single ownership or under single control, and usually considered a unit for the purposes of development.

"Park." Any public or private land available for recreational, educational, cultural or aesthetic use.

"Parking (Area)." Any part of a site used by vehicles not totally enclosed within a structure. parking space and aisles, drives, loading areas and vehicle storage areas, driveways and street parking spaces for single- and two_-family residential uses.

Section 7, ItemC.

"Parking Garage." A structure built that may be above grade, below grade, or a combination thereof, that provides off-street parking for motor vehicles.

"Parking Space." An off-street space, either within a structure or in the open, available for the parking of one motor vehicle and having an area of not less than one hundred seventy square feet

(170 square feetsq. ft.), exclusive of passageways, driveways and maneuvering space.

Section 7, ItemC.

"Parkland." A tract of land designated and used by the public for active or passive recreation.

"Passive Space." open space provided in a park or other development that does not contain any active recreational equipment, game courts or playing fields. Passive space may include benches, picnic areas and tot lots.

"Peak Rate of Runoff." The maximum rate of runoff for any twenty-four (24) hour storm of a given frequency.

"Pennant." A triangular shaped banner.

"Permanent Residential Subdivision or Planned Unit Development Identification Signage." Those signage features specifically relating to the denotation of a major entrance or entrances to a residential subdivision (See also Ground Sign).

"Permanent Sign." A SIGN designed or intended to be used indefinitely, or used indefinitely without change in the same state or place, and includes business signs, canopy/marquee signs, changeable copy signs, directional signs, ground signs, illuminated signs, identification signs, memorial signs, monument signs, projecting nameplate signs, shingle signs, wall signs and certain window signs.

"Person." Any person, firm, partnership, association, corporation, company, or other legal entity, private or public, whether for profit or not-for-profit, including State and local governments and agencies. An agency is further defined as any governmental entity of the State and includes, but is not limited to, any board, department, division, commission, bureau, society, council, institution, state college or university, community college district, technical college district, or state community college. Agency does not include the Ohio General Assembly, the State Controlling Board, the Adjutant General's Department or any court (ORC 111.15).

"Personal Service." A business whose primary activity is the provision of services to the public or it members for the provision of personal care services or health maintenance services, and may include the sale of goods as a secondary activity. Examples of such uses include spas, salons, exercise facilities, and weight management centers. A commercial establishment that provides, as its primary activity, a service either to an individual or to an individual's personal property (excluding motor vehicles, boats or other vehicles). Such use shall be completely contained within a building and comprises a part of use group B of the Ohio Building Code. Examples of such uses include shoe repair shops, watch repair shops, banks, and savings and loan institutions.

"Planning Commission." The administrative board and quasi-judicial board, appointed in accordance with the City Charter, which hears and decides conditional use applications, makes recommendations to council on all legislative zoning matters, and reviews planning-related issues, all as outlined in this UDO.

"Plat." A subdivision of land legally approved and recorded.

"Playground." A private or publicly owned area for recreational use primarily by children.

"Playground Equipment." Freestanding structures located in a playground area that areis for the recreational use of children. This definition does not include equipment erected on the same lot as a single-family dwelling for private use.

"Pole Sign." A sign supported by one or more poles, posts or braces permanently mounted on or in the ground that exceeds six feet (6') in height. Pole signs are not permitted under this UDO, except when approved in the Highway Sign Overlay District.

"Political Sign." A sign that advocates for or against the election of a candidate, recall or retention of an

officeholder, passage or defeat of a ballot measure, or that solicits signatures for initiative or recall petitions.

Section 7, ItemC.

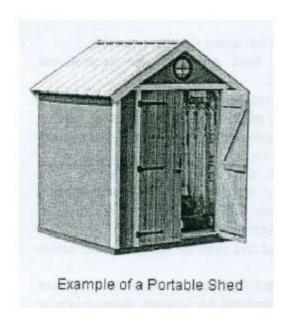
"Potable Water." Water that is satisfactory for drinking, culinary and domestic purposes meeting current drinking water standards.

Section 7, ItemC.

- (a) Freestanding and directly adjacent to a principal building; or
- (b) Attached to the building, that has railings or walls on the sides not exceeding thirty-eight 38 inches (38") in height from the platform.

The area between the roof and the railings or walls may be covered with screening or netting material only, and cannot be enclosed with windows or detachable glass sash.

"Portable Shed." A shed that is not anchored to the ground, or does not have a permanent base, and that is capable of being moved around the property as a single unit. (See also Storage Structure).



"Pre-Development Conditions." Site conditions, as they existed prior to manmade alterations and/or earth disturbing activities.

"Pre-existing Towers and Pre-existing Antennas." Any tower or antenna for which a building permit or special use permit has been properly issued prior to the effective date of this UDO, including permitted towers or antennas that have not yet been constructed, so long as such approval is current and not expired.

"Preliminary Plat." A preliminary map showing the proposed layout of a subdivision in sufficient detail to allow review by the Planning Commission.

"Primary Activity." An activity that comprises more than fifty50 percent (50%) of the total floor area of a building.

"Principal Building." A building in which the principal use on the property is conducted. "Principal

Structure." see Principal Building.

"Principal Use." The primary use of land that clearly carries out the land use intents and purposes of a particular zoning district, and which is permitted in the zoning district in which the use is located.

"Private Recreational Facilities and Private Park and Event Center." Any private land at least twenty (20) contiguous acres in size available and developed for educational purposes through recreational, spiritual, cultural and/or aesthetic uses, which use(s) are privately owned and privately operated with or

115

without the intention of earning a profit in furtherance of such use. A combination of relabe incorporated, such as temporary and permanent lodging, indoor and outdoor recreation, samp offices, gymnasiums, auditoriums, cafeterias and additional similar uses and ancillary uses related thereto. Private Recreational Facilities, and Private Park and Event Center may, but is not required, to have a Parkland. Campgrounds are prohibited under this UDO, however a temporary site for tents or similar non-permanent shelters for outdoor lodging shall be a permitted ancillary use.

"Private Stable." A structure used, designed or constructed for the keeping of animals, particularly horses, for the private use and enjoyment of the owner of the property. Such uses are not commercial enterprises and shall not be greater than thirteen thousand square feet (13,000 sq. ft.) in size.

"Private Swimming Pools." A swimming pool exclusively used, without paying an additional charge for admission, by the residents and guests of a single household, a multi-family development, or a community, the members and guests of a club, or the patrons of a hotel/motel; an accessory use.

"Private Traffic and On-Site Directional Signs." A temporary sign or permanent sign that provides information regarding location, instructions for use, or functional/directional data.

"Professional and Business Office." A commercial establishment that provides, as its primary activity, space for any professional and/or business operation where the product is a person's knowledge or skill and not a commodity. Such use shall be completely contained within a building. "Professional and business office" does not include health-related services, and such use comprises a part of use group B of the Ohio Building Code. Examples of such uses include, but are not limited to, law offices, real estate offices and corporate headquarters.

"Projecting Nameplate Sign." A SIGN indicating only the name and/or address of a business or occupant(s) that extends outward, perpendicular to the building face, not more than four feet (4') beyond the building and not less than eight feet (8') above the sidewalk or ground level.

"Property Line." A legally recorded boundary of a lot, tract or other parcel of land.

"Protected Public Water Supply." A public water system which services at least fifteen (15) service connections used by year-round residents, or regularly serves at least twenty-five (25) year-round residents and having a five (5) year capture area defined through appropriate hydrologic studies.

"Public Eating Areas." An outdoor space that provides eating and dining options for the public. This could include specified areas for the parking of mobile uses.

"Public Parks, Open Spaces, Recreation, and Preserves." A parcel of land owned and operated by a non-profit or governmental entity that is available to the public for passive or active recreation.

"Public Plazas." An open space that is accessible to the public at all times, predominately open to the sky.

<u>"Public Recreation and Event Space, Indoor." A place designed and equipped for the conduct of sprorts and leisure-time activities that is owned or operated by a non-profit or governmental entity.</u>

"Public Recreation." See RECREATION, PUBLIC.

"Public Utility." Any person, firm or corporation, municipal department or board of commission duly authorized to furnish to the public, under State or Municipal regulations, gas, steam, electricity, sewage disposal, communication, telegraph, telephone, transportation or water service.

"Real Estate Sign." A sign announcing the sale, rental or lease of the lot where the sign is displayed, or announcing the sale, rental or lease of one or more structures, or a portion thereof, located on such letand indicating the owner, realty agent, telephone number or "open house" information.

"Real Property Services." An establishment that provides, as its primary activity, off-site series property of individuals or corporations and which may include limited, on-site retail.

Section 7, ItemC.

Such uses comprise a part of use group B of the Ohio Building Code. Examples of such use companies that perform construction, landscaping, concrete and/or asphalt work.

Section 7, ItemC.

"Rear Lot Line." see lot line, rear. "Rear

Yard." see Yard.

"Recreation, Commercial." A commercial establishment that provides, as its primary activity, outdoor space for various types of sporting and/or leisure activities, though a portion of the activities may be carried on within an enclosed building. Such uses include, but are not limited to, golf courses, go-cart racing, putt-putt golf, paint ball facilities, wedding and banquet facilities and driving ranges that are privately owned and operated with the intention or earning a profit by providing entertainment or entertainment space for the public.

"Recreation, Public." Includes all uses that are commonly provided for the public at parks, playgrounds, community centers, and other sites owned and operated by a unit of government for the purpose of providing recreation.

"Recreational Vehicle." A vehicle which is:

- (a) Built on a single chassis;
- (b) 400 Four hundred square feet (400 sq. ft.) or less when measured at the largest horizontal projection;
- (c) Designed to be self- propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Recycling Center." A facility that is not a junkyard and in which recoverable resources, such as newspapers, glassware and metal cans are collected, stored, flattened, crushed, and/or bundled.

"Recycling Plant." A facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books and other paper products, glassware, metal cans, and other products are recycled, reprocessed, and treated to return such products to a condition in which they may be used for production.

"Regulated Substances." Chemicals and mixtures of chemicals that are health hazards. Materials packaged for personal or household use as food or drink for man or other animals are not Regulated Substances. Regulated Substances include:

- (a) Chemicals for which there is scientific evidence that acute or chronic health effects may result from exposure including carcinogens, toxic and highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin, eyes or mucous membranes.
- (b) Mixtures of chemicals that have been tested as a whole and have been determined to be a health hazard.
- (c) Mixtures of chemicals which have not been tested as a whole but which contain any chemical which has been determined to be a health hazard and which comprises one percent (1.0%) or greater of the composition on a weight per unit weight basis, and mixtures of chemicals which include a carcinogen if the concentration of the carcinogen in the mixture is one tenth of one percent (0.1 percent%) or greater of the composition on a weight per unit weight basis.

- (d) Ingredients of mixtures prepared within the Well Field Protection Overlay District in such ingredients are health hazards but comprise less than one tenth of one percent (0.1 %percent) of the mixture on a weight per unit weight basis if carcinogenic, or less than one percent (1.0%) of the mixture on a weight per unit weight basis if non-carcinogenic.
- (e) Petroleum and non-solid petroleum derivatives (except non-PCB dielectric fluids).

"Religious and Cultural Facilities." An institution that a congregation of people regularly attends to participate in or hold religious services, meetings, and other activities, including buildings in which the religious services of any denomination are held. Nurseries, day care, educational facilities (pre-k through grade 12), and similar uses are considered accessory uses to a religious and cultural facility.

"Rental Room." A part of a dwelling unit used as a lodging facility by someone not in the family housekeeping unit. Such rooms may or may not have separate entrances and do not have separate cooking facilities. Such uses are prohibited under this UDO.

"Replacement Cost." The cost of replacing a structure or building at current costs at the time of the loss, identical to the one that was destroyed, without application of depreciation.

"Research and Development Facility." A commercial establishment that provides, as its primary activity, space for the development of information and/or products that are used by business and industry. Such use shall be completely contained in a building and, does not produce goods or services for direct retail sale and comprises a part of use groups B or F-2 of the Ohio Building Code. Examples of such uses include, but are not limited to, biological testing labs, corporate research and development facilities.

"Residential Area." The districts outlined for residential development under this UDO.

"Residential Facility." A residential dwelling or facility that falls into one of the following categories:

- (a) Provides accommodations, supervision, personal care services, and mental health services for one or more unrelated adults with mental illness or one or more unrelated children or adolescents with severe emotional disturbances.
- (b) Provides accommodations, supervision, and personal care services to any of the following:
 - (1) One or two unrelated persons with mental illness.
 - (2) One or two unrelated adults who are receiving payments under the residential state supplement program.
 - (3) Three to 16 adults.
- (c) Provides room and board for five or more unrelated adults with mental illness

"Residential Facility, Large." A residential facility that is designed for and occupied by more than 16 residents living together.

<u>"Residential Facility, Medium." A residential facility that is designed for and occupied by between six and 16 residents living together.</u>

<u>"Residential Facility, Small." A residential facility that is designed for and occupied by five or less</u> residents living together.

"Residential Sales." A residential sale consists of house, apartment, garage, and yard sales and are permitted for any residential use, but only when limited to the personal possessions of the own occupant of the dwelling at which sale is being conducted.

"Residential Treatment Facility." A residential dwelling or facility where persons are living or without staff, as a single housekeeping unit providing care, supervision, or treatment dependence or maintain independence of opioid drugs. A "residential treatment facility" is subject to the protections of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted

protections of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, as they apply to citizens in drug addiction treatment programs, and by any similar legislation of the State of Ohio.

"Residential Treatment Facility, Large." A residential treatment facility that is designed for and occupied by more than 16 residents living together.

"Residential Treatment Facility, Medium." A residential treatment facility that is designed for and occupied by between six and 16 residents living together.

"Residential Treatment Facility, Small." A residential treatment facility that is designed for and occupied by five or less residents living together.

A residential facility that provides residential services to more than nine

(9) individuals who are mentally retarded, developmentally disabled or physically handicapped, and who cannot otherwise care for themselves or are convalescing or undergoing rehabilitation and/or treatment. Such individuals are provided services to meet their individual needs, and they must not have been previously convicted of a felony or require institutional care or treatment. A residential treatment facility shall be licensed by and/or has accountability to a governmental agency for the clientele served. It does not include HOSPITALS or facilities that administer treatment as their primary function to in-patients, outpatients or on a daycare basis.

"Restaurant." A commercial establishment that provides, as its primary activity, prepared food for consumption on the premises inside of a building. A restaurant shall not include drive-through facilities or any other facilities for eating or picking up food outside of the building, except upon approval of a drive-through retail conditional use by the Planning Commission. A restaurant comprises a part of use group A-2 of the Ohio Building Code (See also FAST FOOD RESTAURANTS).

"Restaurant, Quick Service." An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state of consumption within the restaurant building, within a motor vehicle parked on the premises, or off the premises as a carry-out order, and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposal containers. Examples of such uses include drive-through restaurants that prepare and/or dispense food or beverages and do not provide a place for all its customers to eat inside the building, or which serve food or beverages for carry out, or drive-in eating and drinking places, establishments where customers may serve themselves and may eat or drink the food or beverages on the premises.

"Retail." See Business Retail, Consumer Retail, Drive-Through Retail, General Retail, Large-Format Retail.

"Retail, Convenience." Small-scale retail stores used for the sale of goods used on an everyday basis by consumers including, but not limited to, pre-packaged food and drink products, household items, newspapers, and magazines; and which are typically associated with an automotive fueling or charging establishment.

"Retail, Food and Beverage Related." Establishments that retailsell food and beverage merchandise from fixed point-of-sale locations and that have special equipment (e.g., freezers, refrigerated display cases and refrigerators) for displaying food and beverage goods. Such establishments typically do not include cooking facilities or the preparation of food. Such establishments have trained staff in the processing of food products to guarantee the proper storage and sanitary conditions required regulatory authority.

"Retail, General." A facility or establishment which engages in selling goods or merchageneral public for personal or household consumption and rendering services incidental such goods. General retail does not include variety stores (or point price retailers).

Section 7, ItemC.

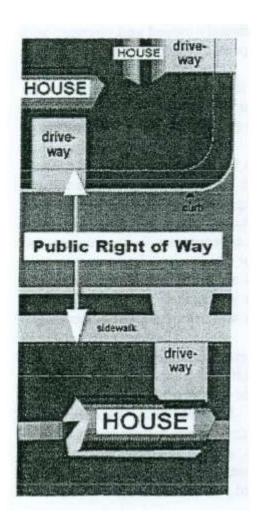
"Retail, Large-Format." A business that exceeds 50,000 square feet, excluding outside sales or storage, restrooms and other non-public areas.

"Retail, Secondhand." Any person, partnership, corporation or other entity that engages in the purchase, sale, receiving or exchange of secondhand articles or precious metals, as the same are defined in Chapter 723 of the Codified Ordinances. Retail, secondhand is not permitted under this UDO.

"Retail, Services." An establishment that provides, as its primary activity, off-site services to the real property of individuals or corporations and which may include limited, on-site retail sales. Examples of such uses include but are not limited to companies that perform construction, landscaping, HVAC services, electrical services, plumbing services, and concrete and/or asphalt work.

"Revolving Sign." A sign that revolves three hundred sixty degrees (360°) but does not exceed eight (8) revolutions per minute.

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



"Riparian." Of, on, or relating to, the bank of a natural course of water.

"Riparian Buffer." Riparian buffers are the areas of vegetation directly separating land from water and immediately adjacent land that is frequently inundated (the floodways of streams). Vegetation in riparian buffers typically consists of plants that either are emergent aquatic plants, or herbs, trees and shrubs that thrive in close proximity to water.

"Roof Line." The lowest point of a roof that is closest to the ground.

"Roof Sign." A sign erected upon or above a roof or parapet wall of a building, which sign is wholly or partially supported by such building. Roof signs are prohibited under this UDO.

"Salvage Material." Clean packing materials such as, but not limited to, cardboard boxes and paper, newspaper, plastic, rags, tires, scrap iron and other metals, glass, and similar materials, motor vehicles or parts thereof, used lumber, household garbage, inoperable machinery or appliances, and similar materials, which can be rejuvenated or returned for reconstitution.

"Salvage/Scrap Yard." A facility, but not including a junkyard, recycling center, recycling plant, or scrap metal processing facility licensed under authority of ORC 4737.05 to 4737.12 or regulated under authority of the City, as defined by Section 713.01 of the City of Franklin Codified Ordinances, and not including motor vehicle salvage as defined by Section 715.01 of the City of Franklin Codified Ordinances, where salvage materials are bought, sold, exchanged, collected, salvaged, stored, baled, packed, disassembled, or handled.

"Satellite Parking." Parking spaces located off- site of the building that it is designed to serve.

"Scrap Metal Processing Facility." An establishment having facilities for processing in nonferrous scrap and whose principal product is scrap iron and steel or nonferrous scrap remelting purposes.

Section 7, ItemC.

"Secondary Education/Colleges/Universities." An institution, other than a trade school, that provides full-time or part-time education beyond 12th grade.

"Secondhand Dealer." Any person, partnership, corporation or other entity that engages in the purchase, sale, receiving or exchange of secondhand articles or precious metals, as the same are defined in Chapter 723 of the Codified Ordinances.

"Security Sign." A sign indicating that the property is protected by a security surveillance system of any nature.

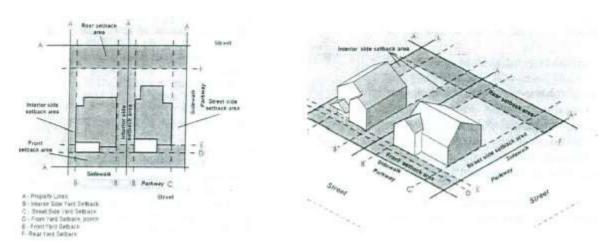
"Sediment Basin." A barrier, dam or other facility built to reduce the velocity of water in order to settle and retain sediment.

"Self-Service Storage Facility or Mini-Warehouse." A facility consisting of a building or group of buildings, usually in a controlled-access compound, that may contain varying sizes of individual, self-contained, enclosed, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' residential goods or wares, that are owned, leased or rented. Self-service storage facilities or mini-warehouses shall not include accessory automobiles rental or sales. Self-service storage facilities or mini-warehouses are not permitted under this UDO.

"Semi-Nudity, State of Semi-Nudity, Semi-Nude Condition or Semi-Nude." Exposing to view, with less than a fully opaque covering, any portion of the female breast below the top of the areola or any portion of the buttocks. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other clothing, provided that the areola is not exposed in whole or in part.

"Senior High School." A school/institution serving students between ninth grade and twelfth grade (9-12), or between tenth grade and twelfth grade (10-12).

"Setback or Setback Line." The minimum distance that a building may be constructed from a lot line.



"Sex Store." A business offering goods for sale or rent and that meet any of the following tests:

- (a) More than ten_10 percent (10%) of the stock-in trade or inventory, or more than ten_10 percent (10%) of the gross public FLOOR AREA of the business, consists of sexually-oriented novelties or toys; or
- (b) It offers for sale items from any two (2) of the following categories: adult entertainment, adult

media, sexually_-oriented novelties or toys, lingerie, or apparel or other items presented in a context to suggest their use for sadomasochistic practices,

Section 7, ItemC.

and the combination of such items constitutes more than fifteen 15 percent (15%) Section 7, ItemC. in-trade or inventory of the business or occupies more than fifteen 15 percent (15%), or the greed public floor area; or

- (c) Which advertises or holds itself out in any forum as a Sexually_-Oriented Business by use of such terms as "sex toys, "marital aids," "X-rated," "XXX," "adult," "sex," "nude," or otherwise advertises or holds itself out as a Sexually -Oriented Business.
- (d) Sex Stores shall not include any establishment which, as a substantial portion of its business, offers for sale or rental to individuals employed in the medical, legal or education professions anatomical models, including representations of human genital organs or female breasts, or other models, displays, and exhibits produced and marketed primarily for use in the practice of medicine or law or for use by an educational institution.

"Sexual Encounter Establishment." A business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:

- (a) Physical contact in the form of wrestling or tumbling between persons of the opposite sex when one or more of the persons is nude or semi-nude; or
- (b) Activities between male and female persons and/or persons of the same sex when one or more of the persons is nude or semi-nude; or
- (c) A place where two-(2) or more persons may congregate, associate or consort for the purpose of engaging in specified sexual activities; or
- (d) A place where two-(2) or more persons appear nude or semi-nude for the purpose of displaying their nude or semi-nude bodies for the their receipt of consideration or compensation in any type or form.
 - An establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of Ohio engages in medically approved and recognized therapy including, but not limited to, massage therapy, as regulated pursuant to ORC 4731.15, is not a Sexual Encounter Establishment.

"Sexually_-Oriented Business." An Adult Arcade, Adult Bookstore, Adult Cabaret, Adult Entertainment Establishment, Adult Media (Video) Store, Adult Motion Picture Theater, Adult Novelty Store, Adult Theater, Nude or Semi-Nude Model Studio, Sex Store, or Sexual Encounter Establishment. "Sexually Oriented Business" does not include an Adult Motel, as defined above.

"Sexually_-Oriented Novelties or Toys." Instruments, devices or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate or arouse human genital organs or female breasts or for sadomasochistic use or abuse of self or others.

"Shingle Sign." A sign supported by one or two poles, measuring not more than four feet (4') from the ground to the top of the sign or structure. The shingle is a small identification sign, exceeding not more than two square feet (2 sq. ft.) in area, and shall denote only the name, occupation of the professional occupant of the building, and shall not be illuminated.

"Short-Term Loan Lender." Any business that is licensed, or is required to be licensed, under ORC 1321.35 to 1321.48 to make short-time loans. Short-term loan lender does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States. Short-Term Loan Lenders are not permitted under this UDO.

- "Side Yard." See Yard.
- "Sight Distance." The minimum extent of an unobstructed vision (on a horizontal plane) along a street from a point five feet above the centerline of a street.
- "Sign." Any display, figure, painting, drawing, placard, poster or other device placed on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever, which is designed, intended or used to convey a message, advertise, inform or direct attention to a person, institution, organization, activity place, object or product. "Placed," as used in this definition, includes erecting, constructing, posting, painting, printing, tracking, nailing, gluing, sticking, carving or other fastening, affixing or making visible in any manner whatsoever.
- "Sign, Awning." A sign that is mounted on or painted on an awning.
- "Sign, Banner." A sign on a lightweight fabric, or similar non-rigid material that is attached by at least two corners of such sign, to a building or structure. Flags of any country, state, unit of local government, institution of higher learning, or similar institution area not considered to be banners.
- "Sign, Bench." Any sign painted on, located on, or attached to any part of a surface of a bench, seat, or chair placed on or adjacent to a public roadway.
- "Sign, Billboard." An off-premise, outdoor sign exceeding 50 square feet in area. Billboards are prohibited under this UDO.
- "Sign, Canopy." A sign that is mounted on or painted on an attached canopy.
- "Sign, Construction." A sign that is located on a lot that has active construction.
- "Sign, Direction." A sign intending to direct the safe flow of vehicular and pedestrian traffic, including, but not limited to, "enter", "exit", "one way", and "narrow signs."
- "Sign, Electronic Message Center." A sign that is capable of displaying words, symbols, figures, or images that can be electronically changed by remote or automatic means. May also be known as a variable message sign or a LED sign.
- "Sign, Flutter Flag." A tall, narrow vertical flag that is designed to flutter in the wind and attract attention.
- "Sign, Governmental Flag." Flags of any country, state, or unit of local government.
- "Sign, Ground." A sign supported by one or more uprights, posts, or bases, in or upon the ground and not attached to any part of a building.
- "Sign, Identification." A sign indicating the identity or name, whether through logo, type, graphics or other symbols, address and activity occupying the building, store, service, or establishment.
- "Sign, Inflatable." Any sign or device that is capable of being expanded.
- "Sign, Manual Changeable Copy." 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.
- "Sign, Marquee." A sign attached to or constructed in a marquee.

<u>"Sign, Memorial." A sign designed, intended or used to preserve the memory of a per</u> event, including landmark plaques and historical plaques.

Section 7, ItemC.

- "Sign, Menu Board." Any signage pertaining to items, goods, or services offered by a drive-through business.
- "Sign, Mobile or Portable." Any sign which is not permanently affixed to the ground or a building in accordance with the provisions of the building code of the city or any sign which is intended to be moveable or capable of being moved from place to place, whether or not wheels or other special supports are provided. Mobile or portable signs include but are not limited to "A" or "T" frame signs, swinger message board signs, windblown signs, trailer signs or any other type of sign which can be moved from one location to another.
- "Sign, Mural." Any mosaic, painting, or graphic art or combination thereof which is professionally applied to a building.
- "Sign, Organizational Flag." A flag for private or non-profit organizations.
- "Sign, Permanent." A sign designed or intended to be used indefinitely, or used indefinitely without change in the same state or place, and includes canopy/marquee/awning signs, directional signs, electronic message centers, ground signs, manual changeable copy signs, menu boards, murals, projecting signs, residential development identification signs, wall signs, and window signs.
- "Sign, Pole." A sign supported by one or more poles, posts or braces permanently mounted on or in the ground that exceeds six feet in height. Pole signs are not permitted under this UDO, except when approved in the Highway Sign Overlay District.
- "Sign, Public." Signs required or authorized for a public purpose by any law, statute or ordinance, such signs to include traffic control devices provided that such signs contain no supplementary advertising, and any identification of display of any official court or public office notices thereof, or any flag, emblem, or insignia of a nation, political unit, school or religious group.
- "Sign, Projecting." A sign affixed to any part of a building or structure which extends beyond the building or structure by no more than four feet.
- "Sign, Real Estate." A sign announcing the sale, rental or lease of the lot where the sign is displayed, or announcing the sale, rental or lease of one or more structures, or a portion thereof, located on such lot, and indicating the owner, realty agent, telephone number or "open house" information.
- "Sign, Residential Development Identification." A sign at the entrance of a residential neighborhood identifying the neighborhood.
- "Sign, Revolving." A sign which in its entirety or in part moves in a revolving manner.
- "Sign, Roof." A sign erected upon or above a roof or parapet wall of a building, which sign is wholly or partially supported by such building. Roof signs are prohibited under this UDO.
- "Sign, Snipe." A sign that is posted, tacked, nailed, pasted, glued, or otherwise attached to trees, utility poles or structures, street lights fences, or any other object on public property or within the public right-of-way.
- "Sign, Streamer." Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, string or cord, usually in series, designed to move in the wind.

 A streamer may have pennants and/or banners attached.

"Sign Structure." Any structure that supports, or is capable of supporting, any sign as d UDO. A sign structure may be a single pole, or may or may not be an integral part of the

Section 7, ItemC.

"Sign, Temporary." A sign that is neither permanently anchored to the ground, nor permanently affixed to a structure, or mounted on a chassis, and/or is intended for a limited period of display.

"Sign, Vehicle." A sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

"Sign, Wall." A sign attached to a building face, with the exposed face thereof in a plane parallel to the plane of the wall. Wall signs include painted murals, messages, graphics and other designs painted along with any letters or numerals mounted on buildings and any extensions thereon.

"Sign, Window." A sign, graphic, poster, symbol or other identification or information about the use or premises which is physically affixed to or painted on the glass or other structural component of the window or a sign, graphic, poster, symbols, or other identification or information about the use or premises erected on the inside of the building within two feet of the window and intended to be viewed through the window from the exterior of the premises.

"Site Development Plan." The written document or set of plans that meet the requirements of this UDO, provide information on the location of the area proposed for development and the site in relation to its general surroundings, and existing characteristics of the site, including limits of earth disturbing activities.

"Site Plan." A plan showing uses and structures proposed for a parcel of land, as required by the regulations involved. Includes lot lines, streets, building sites, reserved open space, buildings, major landscape features - both natural and man-made - and, depending on the requirements, the location of proposed utility lines.

"Skilled Nursing Facility (Nursing Home)." A residential facility used for the care of the aged, infirm, chronically ill, incurably ill or any other individual dependent on regular and ongoing nursing care; and which is not equipped for surgical care or for treatment of acute disease or serious injury; and is not primarily designed for patients being treated for mental illness or alcohol or drug addiction.

"Sketch Plan." An informal plan or sketch showing the existing features of a site and its surroundings and the general layout of a proposed minor subdivision.

"Sleeping Area." Floor space provided in a building designed, intended or used primarily as a place to sleep. "Sleeping area" includes all bedroom space and all other areas where beds are permanently kept.

"Small Loan Lender." Any business that is licensed, or is required to be licensed, under ORC 1321.01 to 1321.19 to make small loans. Small Loan Lender does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States. Small Loan Lenders are not permitted under this UDO.

"Small Loan Operations." Small Loan Operations shall include Alternative Finance Service Providers, Check-Cashing Businesses, Credit Service Organizations, Mortgage Loan Lenders, Short-Term Loan Lenders and Small Loan Lenders. Small Loan Operations shall not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States. Small Loan Operations are not permitted under this UDO.

"Smoking and Hookah Bars." An establishment in which tobacco products are sold for use 128 consumption on the premises to persons that are over 18 years old as provided by state law. This use

includes but is not limited to establishments referred to as smoking, cigar, hookah, or tok Section 7, ItemC. lounges. Smoking and hookah bars are not permitted under the UDO.

"Solar Panels, Roof-Mounted." Panels installed on the roof of a building to allow for the conversion of solar energy to electrical current.

"Special Event." A gathering of human beings, lasting for a designated period of time, designed to celebrate, honor, discuss, sell, teach, encourage, observe, or influence human endeavors. Examples include, but is not limited to, parades, markets, festivals, or car shows.

"Special Flood Hazard Area." Also known as "Areas of Special Flood Hazard," it is the land in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency on flood insurance rate maps, flood insurance studies and flood hazard boundary and floodway maps as Zones A, AE, AH, AO, A1 30, and A99. Special flood hazard areas may also refer to areas that are flood prone and designated from other federal state or local sources of data including but not limited to historical flood information reflecting high water marks, previous flood inundation areas, and flood prone soils associated with a watercourse.

"Specified Anatomical Areas." This term is used to describe:

- (a) The human male genitals in a discernibly turgid state, even if completely and opaquely covered;
- (b) Less than completely and opaquely covered human genitals, pubic region, buttocks, including the cleft, anus, or female breast below a point immediately above the top of the areola.

"Specified Criminal Activity." Any of the following offenses: Prostitution or promoting prostitution; soliciting; loitering to engage in solicitation; sexual performance by a child; public lewdness; indecent exposure; indecency with a child; sexual assault; molestation of a child; or any similar offenses to those described above under the criminal or penal laws of any local jurisdiction, state, or country for which less than two (2) years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of a misdemeanor offense; or less than five (5) years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense. The fact that a conviction is being appealed shall not prevent such conviction from constituting a specified criminal activity as defined in this section.

"Specified Sexual Activities." Means any of the following:

- (a) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts:
- (b) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or
- (c) Excretory functions as a part of or in connection with any of the activities set forth in (a)A. or (b)B., above.

"Stables." Any accessory structure having stalls or compartments where animals, excluding dogs and cats, are boarded, trained or bred (See also Kennels).

"Start of Construction." The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent constru of a structure on a site, such as the pouring of slab or footings, the installation of piles, the constru

of columns, or any work beyond the stage of excavation; or the placement of a manufa on a foundation. Permanent construction does not

Section 7, ItemC.

include land preparation, such as clearing, grading, and filling; nor does it include the

Section 7, ItemC.

131

streets and/or walkways; nor does it include excavation for a basement, footings, piers, of the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as detached garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of a building.

"Stock-In Trade or Inventory." The individual items offered for sale or rental in the area of an establishment open to the public.

"Stop-Work Order." An order issued that requires that all work on the site must cease, except work associated with bringing the site into compliance with the approved SWP3, Site Development Plan or construction plans.

"Storage Shed." See Storage Structure.

"Storage Structure." An accessory structure that is not classified for human habitation or occupancy and is intended to be used to store personal property.

"Story." The part of the building included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. If the floor level directly above a basement is more than six feet (6') above GRADE, such BASEMENT shall be considered a story.

"Story, Half." An uppermost story lying under a sloping roof having an area of at least two hundred 200 square feet (200 sq. ft.) with a clear height of seven feet, six inches (7'6"). For the purposes of this UDO, the usable floor area is only that area having at least four feet-(4') of clearance height between the floor and the ceiling.

"Storm Frequency." The average period of time, in years, within which a storm of a given duration and intensity can be expected to be equaled or exceeded.

"Stormwater Management Plan (SMP)." The written document meeting the requirements of this UDO regulation that sets forth the plans and practices to be used to minimize storm water runoff from a site and to safely convey or temporarily store and release post-development storm water runoff at an allowable rate to minimize flooding and erosion.

"Storm Water Pollution Prevention Plan (SWP3)." The document required by the Ohio EPA for compliance with its NPDES Construction Activity General Permit #OHC000002. The requirements of the SWP3 are required as part of the local jurisdiction's Stormwater Management Plan, as described above, and in this UDO.

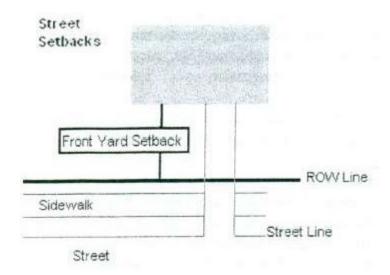
"Streamer." Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, string or cord, usually in series, designed to move in the wind. A streamer may have pennants and/or banners attached.

"Street." An improved public way or right-of-way dedicated to public use, which provides for vehicular and pedestrian access to abutting properties.

- (a) Alley: Any dedicated public way affording a secondary means of access to abutting property, either to the back or side of properties abutting on another street, and not intended for general traffic circulation.
- (b) Collector Street: A street, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from minor/local streets to major streets.

- (c) Expressways: A thoroughfare that possesses extra-wide rights-of-way carrying Section 7, ItemC. volumes of unobstructed, limited access vehicular movement.
- (d) Major Street: An arterial street intended for large volumes of through traffic and to carry crosstown traffic from several neighborhoods, thereby servicing collector streets. Such streets are intended for carrying heavy loads and large volumes of traffic, for both the immediate city area and the region beyond. Any street with a width, existing or proposed, of eighty (80) feet shall be considered a major thoroughfare.
- (e) Marginal Access Street: A minor street that is parallel and adjacent to a major street or thoroughfare, and which provides access to abutting properties and protection from major or collector streets.
- (f) Minor Street: A local street that primarily provides access to residential or other abutting property.

"Street Line." The edge of the pavement along the front of the property.



"Street Setback Measurements." All buildings and structures shall hereafter be constructed in accordance with the required front yard setbacks in the district in which it is to be located, measured from the dedicated right-of-way line or the street line, whichever is greater, on expressways, major streets, collector streets, marginal access streets, minor streets and alleys.

"Structural Controls." Any human-made facility, structure, or device that is constructed to provide temporary storage and/or treatment of storm water runoff. Examples include retention and detention basins, rock-check dams, swales, and constructed wetlands.

"Structure." Anything constructed or erected. Its use requires location on the ground or attachment to something having location on the ground including, but not limited to a walled or roofed building, manufactured home, or gas or liquid storage tank that is principally above ground.

"Subdivider." Any person, partnership, corporation, association or other legal entity that creates or proposes to create a subdivision, all or a portion of which will be located within the city (See also Developer).

"Subdivision, Major." A platting of land for the purposes of development and transfer of ownership. A major subdivision is any subdivision that does not meet the requirements of a minor subdivision. It requires approval of a preliminary plat by the Planning Commission, approval of a final 132

plat by the Planning Commission, acceptance by council, and recording of the final pla Section 7, ItemC. transfer of land (See also Major Subdivision).

"Subdivision, Minor." A division of a parcel of land that is approved by the City Engineer and does not require a plat or the combination or replatting of two (2) or more parcels into a single lot that is approved by the City Engineer (See Minor Subdivision).

"Subdivision Regulations." Chapter 1111, including any amendments thereto, contained in this UDO.

"Substantial Damage." Damage, of any origin, sustained by a structure whereby the cost of restoring the structure to its "before-damaged" condition would equal or exceed fifty 50 percent (50%) of the replacement cost of the structure before the damage occurred.

"Substantial Improvement." Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty 50 percent (50%) of the replacement cost of the structure before the start of construction of the improvement. This term includes structures, which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include:

- (a) Any improvement to a structure that is considered new construction:
- (b) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified prior to the application for a development permit by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (c) Any alteration of a historic structure, provided that the alteration would not preclude the structure's continued designation as a historic structure.

"Superblock." A residential block of exceptionally large size, in both dimensions, with access to interior lots by cul-de-sacs or loop streets and providing one or more common open spaces.

"Support Commercial Uses." Support retail and personal service uses conducted primarily for the convenience of the employees of a permitted use, if such use serves the immediate area and the sum of all such uses occupy no more than ten thousand 10,000 square feet (10,000 sq. ft.) of any building. Examples of such uses include retail, athletic clubs and gyms, personal service shops (barber, dry cleaner, salon, etc.), business services (printing, photocopying, mailing and packaging, etc.), daychild care center, cafeteria or restaurant, financial institution, medical clinic.

"Surveyor." A person licensed by the State of Ohio and registered as a professional surveyor under ORC 4733

"Swale." A low-lying stretch of vegetated land that gathers and carries surface water.

"Taproom." A place in which alcoholic drinks are available and are generally served on tap.

"Tattoo Parlor/Body-Piercing Studio." An establishment whose principal business activity is the practice of placing designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin or the creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. Tattoo Parlors/Body-Piercing Studios are not permitted under this UDO.

"Tavern " See Bar-

fact used for a time period of sixty (60) days or less within one calendar year per location.

Section 7, ItemC.

"Temporary Structure." A structure without any foundation or footing and removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Temporary Vegetation." Short-term vegetative cover such as oats, rye, or wheat, used to stabilize the soil surface until final grading and installation of permanent vegetation.

"Tent." Any structure used for living or sleeping purposes, or for sheltering a public gathering, constructed wholly or in part from canvas, tarpaulin or other similar materials. It includes shelter

provided for circuses, carnivals, sideshows, revival meetings, camp meetings and all sim or exhibitions in temporary structures.

Section 7, ItemC.

"Time and Temperature Display." A cabinet containing illuminated numerals flashing alternately to show the time and temperature.

"Through Lot." See Lot.

"Total Area of a Sign." "Sign area" shall be measured as outlined in Section 1111.08(ef) of this UDO.

"Tower." Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self- supporting lattice, towers, guyed-towers, or monopoles; the term includes radio and television transmission towers, microwave towers, common-carrier towers, wireless telecommunications towers, alternative tower structures, and the like; the term includes the structure and any support thereto.

"Traditional Neighborhood." A compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

"Transportation or Communication Utility." A structure or facility used by a public utility or quasi-public utility to store, distribute or generate electricity, gas or telecommunications and related equipment, or to pump or chemically treat water. This use does not include storage or treatment of sewage, solid waste or hazardous waste.

"Travel-Time Contour." A locus of points from which water takes an equal amount of time to reach a given destination such as a well or well field.

"Treatment Space." Floor space provided in a building that is designed, intended or used primarily for the treatment of human and/or animal illness.

"Truck Stop/Truck Service or Gasoline Center." A business that provides the sale and storage of fuel, overnight or hourly parking, and/or other special services catering to commercial motor vehicles, specifically Semi-Trucks and Semi- Trailers. Truck Stops/Truck Service or Gasoline Centers are prohibited under this UDO.

"UDO." See Unified Development Ordinance.

"Underground Storage Tank." Underground storage tank shall have the same meaning as in ORC 3737.87.

"Unified Development Ordinance." The combining of development regulations and procedures, including zoning and subdivision regulations, sign and floodplain regulations, administrative and hearing procedures, etc. into one unified code and ordinance in the City of Franklin Unified Development Ordinance.

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

"Vape, Tobacco, or Hookah Stores." Any store, stand, booth, or concession that devotes 30 percent or more of its display floor area to tobacco products, or to the display and sale of tobacco, vapor products, or electronic smoking devices to purchases for consumption or use. This classification of use does not include medical marijuana uses which are prohibited in the City of Franklin per the City of Franklin Ordinance Section 513.16.

"Variance." A grant of relief from the standards of these regulations consistent with the variance conditions herein.

"Variety Store (or Point Price Retailer)" A commercial establishment that sells a w Section 7, ItemC. inexpensive household goods, often selling or advertising all goods at a single price, which is the name of the establishment. Variety Stores (or Point Price Retailers) are not permitted under this UDO.

"Vehicle (Motor-Driven)." Any automobile, truck, motorcycle, trailer, truck camper, recreational vehicle, bus or boat (See also Motor Vehicle).

"Vehicle, Inoperable." Any motor vehicle that does not have a current registration and/or cannot move under its own power.

"Vehicle Dealer." The use of any building, or part thereof, land area or other premises for the display and/or retail sale, lease or rental of new or used vehicles including motor vehicles, motorcycles, recreational vehicles, boats and farm implements. Secondary supporting uses may also exist upon the same site, such as maintenance/repair service areas, parts storage areas, and financial services areas, which activities shall be conducted within a completely enclosed area. Such use shall not include vehicle wrecking or junk business.

"Vehicle Impound Lot." A business that engages in impounding or storing, usually temporarily, of legally impounded vehicles, whether publicly or privately impounded, or abandoned vehicles.

"Vehicle Repair Services." A commercial establishment that provides, as its primary activity, repair or restoration of vehicles, including the rebuilding or reconditioning of engines and/or transmissions; collision services, including body, frame or fender straightening or repair; overall painting; vehicle steam cleaning; upholstering; and replacement of parts and motor service of passenger cars and trucks not exceeding one and one-half ton capacity. Such uses may have outdoor display and/or storage, but may not include any junk or wrecking business, and all repair and/or restoration activities shall be conducted within a completely enclosed building or structure. Such uses comprise a part of the use group S-1 of the Ohio Building Code.

"Vehicle Wrecking." The dismantling or wrecking of used vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete, wrecked or inoperable vehicles or their parts; excepting that vehicle impound lots are not included in this definition. Vehicle Wrecking is not permitted under this UDO.

"Veterinary Services." A place used for grooming and/or for the care, diagnosis and treatment of sick, ailing, infirm or injured animals and those that are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation or recuperation of such animals. Such use may also include boarding that is incidental to the primary activity. Such uses include animal hospitals/clinics, veterinarian offices and grooming services.

"Video Booth." Any private or semi private booth or any viewing room of less than one hundred fifty 150 square feet (150 sq. ft.) of floor space or area to which the public may gain admittance, wherein a still or motion picture machine, projector, video monitor, or similar equipment is available for the purpose of showing still or motion pictures, videos, or similar images or photographic reproductions to five (5) or fewer individuals at any one time.

"Viewing Booth." Live Viewing Booth or Video Booth.

"Viewshed." The area surrounding a wireless telecommunications facility or antenna support structure, within which the facility or structure is visible from off-site.

"Violation." The failure of a structure or other development to be fully compliant with the regulations contained in this UDO.

"Wall Sign." A sign attached to a building face, with the exposed face thereof in a plane of the wall. Wall signs include painted murals, messages, graphics and other designs painted along with any letters or numerals mounted on buildings and any extensions thereon.

"Warehouse, Primary Use." Storage of raw materials, parts, or finished manufactured goods associated before their export or distribution for sale. The warehouse is staffed, and goods leave and enter the warehouse at a minimum on a weekly basis.

"Warehouse (Secondary Warehouse, Secondary Use)." A secondary use to an industrial or commercial use where raw materials, parts, or finished manufactured goods may be stored before their export or distribution for sale. Such storage must be within a building.

"Warehouse (Primary Use)." Storage of raw materials, parts, or finished manufactured goods associated before their export or distribution for sale. The warehouse is staffed, and goods leave and enter the warehouse at a minimum on a weekly basis.

"Watercourse." Any natural or artificial waterway (including, but not limited to, streams, rivers, creeks, ditches, channels, canals, conduits, culverts, drains, waterways, gullies, ravines, or washes) in which waters flow in a definite direction or course either continuously or intermittently and including any area adjacent thereto which is subject to inundation by reason of overflow of flood water.

"Watershed." A locus of points from which water takes an equal amount of time to reach a given destination such as a well or well field.

"Well Field." Means a tract of land that contains a number of wells for supplying water.

"Window Sign." A sign, graphic, poster, symbol or other identification or information about the use or premises which is physically affixed to or painted on the glass or other structural component of the window or a sign, graphic, poster, symbols, or other identification or information about the use or premises erected on the inside of the building within two feet (2') of the window and intended to be viewed through the window from the exterior of the premises.

"Wireless Telecommunications Facilities." Any cables, wires, lines, wave guides, antennas, microwave dishes and any other equipment or facilities associated with the transmission or reception of communications as authorized by the FCC which a person seeks to locate or has installed upon a tower or antenna support structure; however, the term Wireless Telecommunications Facilities shall not include:

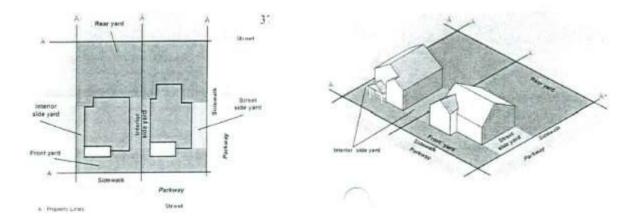
- (a) Any satellite earth station antenna two meters in diameter or less which are located in an area zoned industrial or commercial;
- (b) Any satellite earth station antenna one meter or less in diameter, regardless of zoning category; or
- (c) Antennas used by amateur radio operators.

"Yard." The open space on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this UDO, and a defined herein:

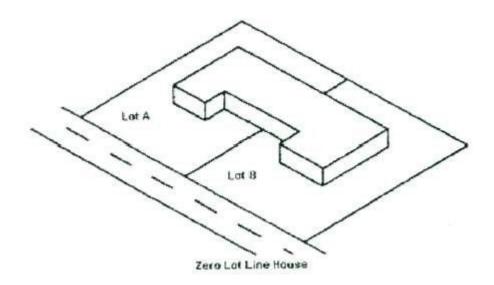
- (a) Front yard: An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building. There shall be a front yard on each street side of a corner lot.
- (b) Rear yard: An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard shall be opposite of the front of the building.

(c) Side yard: An open space between a main building and the side lot line, extending yard to the rear yard, the width of which is the horizontal distance from

Section 7, ItemC.



"Zero Lot Line House (or Townhouse)." A building designed, intended or used primarily for residential purposes. The dwelling unit is a single-family detached unit that is placed against one of the side lot lines to allow more open yard space.



"Zoning District." A portion of the incorporated area of the city within which certain regulations and requirements, or various combinations thereof, apply under the provisions of this UDO.

"Zoning Map." The official map showing the zoning districts within the incorporated areas of the city and which is a part of the UDO.

"Zoning Official." The person holding the title of Zoning Official of the City of Franklin, or his designee.

(Ord. 2009-11. Passed 7-6-09; Ord. 2011-06. Passed 4-4-11; Ord. 2011-07. Passed 4-4-11; Ord. 2012-26. Passed 12-3-12; Ord. 2013-09. Passed 6-17-13; Ord. 2014-01. Passed 3-17-14; Ord. 2014-17. Passed 1-5-15; Ord. 2015-11. Passed 7-6-15; Ord. 2015-15. Passed 11-2-15; Ord. 2017-01. Passed 2-6-17.)

HISTORY

Section 7, ItemC.

Amended by Ord. 2021-06 on 5/3/2021 Amended by Ord. 2021-29 on 12/6/2021 Amended by Ord. 2022-12 on 5/2/2022 Amended by Ord. 2023-01 on 317/2023 Amended by Ord. 2023-20 on 10/9/2023 Amended by Ord. 24-02 on 3/18/2024

1113.01 Conditional Uses.

(a) <u>Purpose</u>: Under some unusual circumstances, a use which more intensely affects an area than those uses which are permitted in the zoning district in which it is proposed to be located may nevertheless be desirable and also compatible with the permitted uses within the zoning district, if the proposed use is properly controlled and regulated. The purpose of this Section is to establish the provisions whereby the Planning Commission may allow such uses to exist as conditional uses in specific zoning districts where these unusual circumstances exist and where the proposed uses will be consistent with the general intent and purpose of this UDO.

(b) Applicability:

- (1) A use designated as a Conditional Use may be permitted in a zoning district, in accordance with this Section, when its location, extent and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots in the manner prescribed for the zoning district. To this end, if the Planning Commission decides to grant a Conditional Use Permit, it may set forth additional requirements or conditions, or modify or waive any requirement, as will, in its judgment, render the Conditional Use compatible with the existing and future use of adjacent lots and the vicinity.
- (2) When a proposed use involves two (2) or more Conditional Uses, the applicant shall seek a Conditional Use Permit for each such use, which may be done by one application (including one development plan, site plan, and/or construction plan, as required). The proposed uses shall meet the specific standards for each use, except as such requirements are modified or waived by the Planning Commission.
- (c) <u>General Provisions</u>: The following general provisions shall apply:
 - (1) **Administration:** Any owner of property in the City may submit an application to the Planning Commission requesting a Conditional Use Permit. Conditional Uses may be permitted in certain zoning districts, as listed in Chapter 1107, Table 1107.12-1 and Table 1107.12-2, Table 5 and Table 7. The procedure required prior to authorization of a Conditional Use Permit shall be as prescribed in this Section and Section 1115.09.
 - (2) **Use Standards:** A Conditional Use. and its accessory uses, may be permitted in a zoning district only when the use, and its location, extent, and method of development, will not substantially alter the character of the area or interfere with the use of adjacent lots in the manner prescribed for the zoning district. In addition, the particular facts and circumstances of each proposed use shall be reviewed for conformity with the General Standards for Approval outlined in <u>S</u>section 1113.01(d). and the <u>Specific Standards contained in section 1113.01(e)</u>.
 - (3) **Development Standards:** A Conditional Use, and its accessory uses, must meet the dimensional standards for the zoning district in which it is located per Chapter 1107, any applicable use specific standards per Chapter 1107, and any applicable development standards per Chapter 1111. Lot and Dimensional Requirements outlined for the Use or, if not specifically listed, the underlying zoning district, in Chapter 1107, Table s 2-4, Table 6, Table 8 and Table 9, in addition to any applicable Development Standards contained in Chapter 1111.
 - (4) Compatibility: Unless otherwise specified in the specific standards outlined in section 1113.01(e), Tthe standards established in the underlying zoning district in which the Conditional Use is proposed to be located shall apply to the Conditional Use and well as any use specific standards in Chapter 1107.-
 - (5) Similar Uses: For any proposed use not specifically listed as a conditional use, but

Section 7, ItemC.

appears to be similar to other listed Conditional Uses, the applicant may Planning Commission for a determination of similar use. Upon such determination, the

Section 7, ItemC.

- (d) <u>General Standards for Approval</u>: A Conditional Use shall not be granted unless it meets all of the following standards, in addition to any Specific Standards for Approval for the particular use under subdivision (e) of this Section:
 - (1) The proposed use is a Conditional Use in the zoning district for which it is proposed;
 - (2) The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO;
 - (3) The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood;
 - (4) The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses;
 - (5) The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services;
 - (6) The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
 - (7) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations 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) The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares; and
 - (9) The proposed Conditional Use will not result in the destruction, loss or damage of a natural, scenic, or historic features of major importance.
- (e) <u>Specific Standards</u>: This Section presents standards applicable to the specific Conditional Uses listed, which must be met in addition to the General Standards for Approval contained in subdivision (d) of this Section. Unless otherwise noted, the development standards of the zoning district, and any other applicable standards as contained in Chapter 1111 of this UDO, shall apply:

(1) Alcohol and Drug Addiction Treatment Facilities:

(A) <u>Purpose</u>: A licensed facility that provides inpatient treatment, including room and board, to individuals addicted to substances of abuse, including alcohol, legal drugs and/or illicit drugs, which treatment may include counseling, psychology, social work, psychiatry, internal medicine and the administering of medication for treatment purposes.

(B) Standards:

(i) The proposed use shall meet all applicable Federal, State and/or local licensing requirements, certification requirements and/or business regulations;

- (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
- (iv) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
- (v) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (vi) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
- (vii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (viii) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and promote safety;
- (ix) For new buildings, when adjacent to Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height;
- (x) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or Residential District;
- (xi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
- (xii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
- (xiii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
- (xiv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve; and
- (xv) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(A) <u>Purpose</u>: A residential facility for the aged or infirm, or any other reasonably independent person in need of limited care, that provides health monitoring services and assistance with daily activities, and may provide other services, such as recreational, social, educational and cultural activities, transportation and financial services.

(B) Standards:

- (i) Single-family homes may not be used for such facilities.
- (ii) The facility is not equipped for surgical care or for treatment of acute disease or serious injury, and is not primarily designed for patients being treated for mental illness or alcohol or drug addiction.
- (iii) The proposed facility must meet all federal and/or state certification, licensing or approval requirements.
- (iv) The proposed facility must meet local fire safety and Ohio Building Code requirements for the proposed use and level of occupancy.
- (v) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it.
- (vi) The exterior of the facility shall be compatible with the residential character of the neighborhood.
- (vii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (viii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (ix) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (x) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(3) Bar, Lounge, and/or Tavern:

(A) <u>Purpose</u>: The use shall be for the purpose of selling food and beverages, including alcoholic beverages, to be consumed on the premises.

(B) Standards:

- (i) Such establishment shall be located at least two hundred fifty feet (250') from a residential district, churches and schools.
- (ii) All activities shall take place in a fully enclosed sound-resistant building.
- (iii) The site shall be kept free of litter and debris. The use of bars, lounges or taverns shall be no later than 2:30 a.m., unless otherwise specified by Planning Commission in approving a Conditional Use Permit.

145

- (iv) Any signage shall be of the type and size permitted in the 2 Section 7, ItemC. under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (v) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (vi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.

(4) Bed and Breakfasts:

(A) <u>Purpose</u>: The use shall be for providing only overnight accommodation for guests, in up to five (5) guest rooms, and breakfast for said guests.

(B) Standards:

- (i) The facility shall be compatible with surrounding uses and shall be of sufficient site area to accommodate existing and future needs.
- (ii) Accessory structures garages used by one or more of the allowed guests shall not contain cooking facilities.
- (iii) Breakfast shall be served on the premises only for the guests of the facility, and no other meals shall be provided. "Restaurants," as defined in Chapter 1103, included in Bed and Breakfasts shall be subject to the approval of Planning Commission.
- (iv) The owner shall maintain a record of the stays of all guests. The same guest or group of registrants shall not stay at the facility for a period of more than seven (7) consecutive days or more than fourteen (14) total days within a given calendar year.
- (v) The operator of the bed and breakfast facility must be the owner of record of the building, and hold no less than a fifty percent (50%) interest in the property. The owner must occupy the property.
- (vi) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (vii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (viii) The proposed use shall comply with the City's Parking Regulations, contained in section 1111.07. Driveways may be used as off-street parking areas, except for that portion of a driveway located between the property line and the curb. For parking, setbacks shall be not less than ten (10) feet from any rear or side-yard lot line.

(5) Cemeteries and Mortuaries:

(A) <u>Purpose</u>: Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums

Section 7. ItemC.

(B) Standards:

- (i) The site shall have direct access to a major thoroughfare, which the Planning Commission determines is adequate to serve the size of the facility proposed.
- (ii) All buildings including, but not limited to crematories, mausoleums and mortuaries, shall not be located within one hundred feet (100') of a property line.
- (iii) All graves or burial lots shall be setback not less than fifty feet (50') from any property line.
- (iv) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (v) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.

(6) Churches and Places of Worship:

(A) Purpose: A building, together with its accessory structures and uses, where persons regularly assemble for religious worship, and which, together with its accessory structures and uses, is maintained and controlled by a religious body organized to sustain public worship.

- (i) The place of worship shall be used only for the purposes of the local congregation or organization and shall not be operated as or in connection with any commercial use, except that the renting of rooms for community service purposes is permitted.
- (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (iii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iv) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (vi) In residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height.
- (vii) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subj

Section 7, ItemC.

to approval by Planning Commission to assure reduced promote safety, and reduction in the impact on the residential the neighborhood, as applicable.

- (viii) A cemetery associated with a church shall require a separate Conditional Use Permit under 1113.01(e)(6).
- (ix) Nursery, kindergarten, day care and compulsory (grades 1 through 12) schools shall be permitted accessory uses to a church; however, any outdoor playgrounds, tot lots, exercise areas, etc., shall be enclosed or otherwise protected from traffic or other hazards. The area shall be enclosed by a fence or wall a minimum of five feet (5') in height, except when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet (6') high along the property line.

(7) Commercial Entertainment:

(A) <u>Purpose</u>: A commercial establishment that provides, as its primary activity, space for various types of sporting and/or leisure activities, and is completely contained within an enclosed building. Examples of such uses include skating rinks, bowling alleys, indoor playgrounds and movie theaters.

- (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (ii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (v) A six foot (6') high solid wood fence, masonry wall, or hedge shall be required along any property line adjacent to a residential use or residential district.
- (vi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (vii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer. Interconnecting circulation aisles between parcels shall be provided.
- (viii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Access to an arterial or collector street is required.

- (ix) Every parking and loading space shall have sufficient Section 7, ItemC. maneuvering area. All maneuvering areas shall be on the same for as the use the area is intended to serve.
- (x) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and to promote safety.
- (xi) When adjacent to a residential district, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet in height (35').
- (xii) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
- (xiii) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.

(8) Community Centers:

(A) Purpose: A place, structure, area or other facility used for social and recreational programs open to the public and designed to accommodate and serve significant segments of the community. A community center may also be referred to as a convention center or a civic center.

(B) Standards:

- (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (ii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (v) In residential districts, all buildings shall be set back an additional one (1) foot over the usual yard requirements for each one (1) foot of the building that exceeds thirty-five (35) feet in height.
- (vi) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.

(9) Day Care, Child and/or Adult:

(A) Purpose: The use shall be for the purpose of providing temporary care, for a portion of the day, to children and/or adults. A day care facility also may be

- (i) The proposed facility must meet State certification, licensing or approval requirements.
- (ii) The proposed facility must meet local fire safety requirements for the proposed use and level of occupancy.
- (iii) The exterior of the facility shall be compatible with the residential character of the neighborhood, and the use shall comply with the Landscaping Standards contained in section 1111.06.
- (iv) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (v) The proposed use shall not require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07. Required parking shall be on the same lot as the principal use.
- (vi) An on-site drop off shall be provided at the main entrance to the facility with queuing area sufficient to accommodate eight (8) automobiles for facilities with twenty or fewer clients plus one (1) additional vehicle for each additional ten (10) clients served.
- (vii) The proposed use shall not generate an unreasonable increase in traffic volume and access to an arterial or collector street is required, or access shall be provided in a manner that does not cause heavy traffic on residential streets.
- (viii) There shall be on the site a safe outdoor play space or recreation area, which is enclosed or otherwise protected from traffic or other hazards. The space shall contain no less than sixty square feet (60 sq. ft.) per client and shall provide an opportunity for supervised outdoor play or recreation each day in suitable weather. The area shall be enclosed by a fence or wall a minimum of five feet (5') in height, except when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet (6') high along the property.
- (ix) The City may require additional fencing, screening, or other measures necessary to protect the health, safety, and welfare of clients using day care centers in commercial, industrial, or other high hazard areas. It may also deny a request to locate a facility in such areas based on these considerations.
- (x) Use of outdoor recreational areas shall be limited to between the hours of 7:30 a.m. and 8:00 p.m.
- (xi) All day care centers shall provide evidence of comprehensive liability insurance insuring against damage to property or physical injury, in combined single limit form, in an amount of twenty-five thousand dollars (\$25,000) per person authorized to be cared for.
- (xii) The applicant will provide documentation indicating the need for facility, the specific clientele it will serve, and the location and type 150

(10) Drive-Through Retail:

(A) Purpose: The use shall be for retail or service establishments which provide a designated place where people can drive up in automobiles and conduct the major portion of business without having to get out of their automobiles or where the serving of the automobile is the major business. Drive-Through Retail uses include, but are not limited to, drive-in theaters, Automatic Teller Machines (ATMs), drive-through party stores, banks with drive-throughs or drive-in banks, and car washes, whether automatic or manual, and any other freestanding drive-through retail structure.

- (i) Minimum lot area shall be sufficient area to accommodate the primary use and/or drive-through structure or as approved by City Engineer.
- (ii) For car wash facilities, the applicant shall submit a plan of how the facility will prevent excess water from pooling within the right-of-way.
- (iii) All outdoor storage, if allowed by Planning Commission, must be completely screened from view from adjacent properties and from the street.
- (iv) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment, shall be located in front of the established building line and at least one hundred feet (100') from any adjacent residential property or residential district.
- (v) A solid wood fence, masonry wall, or hedge feet (6') in height shall be required along any property line on any side of the site adjacent to a residential use or residential district.
- (vi) Such facilities shall be located on a major street in an area least disruptive to pedestrian and vehicular traffic. Access shall be from an arterial street or commercial collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be one hundred feet (100') from an intersection. One (1) access drive per street frontage shall be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements.
- (vii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements.
- (viii) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (ix) Off-street queuing space for seven (7) vehicles shall be provided for every drive-through retail facility, unless Planning Commission modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns.
- (x) Customer and employee parking shall be separated from drive-through activities, and customer parking shall be located in the area with highest accessibility to customer sales.

- (xi) Any signage shall be of the type and size permitted in the 2 Section 7, ItemC. under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (xii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (xiii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (xiv) Hours of operation may be regulated by the Planning Commission, and made a part of the conditions of the Conditional Use Permit.
- (xv) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(11) Dwelling, Row House (or Townhouse):

(A) <u>Purpose</u>: A building or portion thereof designed, intended or used primarily for residential purposes. Row house dwellings are situated so that their sidewalls are shared with other like structures, all having their own separate entrances and being separate lots of record.

(B) Standards:

- (i) The applicant shall submit construction plans showing that the proposed use is in compliance with the Ohio Building Code and local fire safety requirements for the proposed use and level of occupancy.
- (ii) The exterior of the proposed use shall be compatible with the residential character of the neighborhood, and the use shall comply with the Landscaping Standards contained in section 1111.06.
- (iii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iv) The proposed use shall not require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07. Required parking shall be on the same lot as the principal use.
- (v) If patios are to be provided, they shall be shown on the construction plans, and may be enclosed with a solid wall or fence. The space between patio fences or walls shall not be less than five feet (5'), unless otherwise approved by Planning Commission.

(12) Elderly Housing:

(A) <u>Purpose</u>: An age-restricted residential development in any housing form that qualifies for an exemption as "housing for older persons" under the federal <u>Fair</u> Housing Amendments Act of 1988, 42 U.S.C. § 3607(b).

(B) Standards: Section 7, ItemC.

(i) The area proposed shall be in single ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the plan.

- (ii) If the proposed use involves new development, the request for a Conditional Use shall be submitted along with the applicant's Development Plan (see Chapter 1111).
- (iii) The proposed use shall be appropriately located, and shall be in convenient walking distance of shopping and community facilities wherever possible.
- (iv) Each dwelling unit shall be occupied in accordance with the "housing for older persons" exemption under the federal Fair Housing Amendments Act. The applicant shall submit documentation showing that the proposed development will be restricted to elderly housing, in the form of deed restrictions on each lot, or in the case of a condominium development, by the articles of incorporation and the Homeowner's Association bylaws.
- (v) No dwelling unit in the development shall include more than two (2) bedrooms.
- (vi) Planning Commission may modify the Lot and Dimensional Requirements of the underlying zoning district for the proposed use, where it finds such modification to be in the best interest of allowing an appropriate Elderly Housing Development that will be harmonious with the surrounding neighborhood.
- (vii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (viii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (ix) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (x) If patios are to be provided, they shall be shown on the construction plans, and may be enclosed with a solid wall or fence. The space between patio fences or walls shall not be less than five feet (5'), unless otherwise approved by Planning Commission.

(13) Electric Fences:

- (A) <u>Purpose</u>: The purpose of this conditional use is to allow for limited use of commercially installed and monitored electrical fencing for industrial storage and/or commercial vehicle uses when there is a proven need to secure outdoor storage areas, and for governmental or institutional uses when there is a proven security need. Electric fences shall remain prohibited in any residential district and the Downtown Districts.
- (B) Standards for Motor Vehicle-Oriented Businesses, Vehicle Dealers and Vehicle Repair Services in the C-1 and C-2 Districts:

153

Section 7, ItemC.

- (i) A conditional use permit shall only be granted under this s uses which have been granted a conditional use permit by the Planning Commission as a motor vehicle-oriented business, vehicle dealer and/or vehicle repair service under this Section; provided, however, that the applicant may apply for a conditional use permit as a motor-vehicle oriented business, vehicle dealer and/or vehicle repair service and a conditional use permit for an electrical fence simultaneously.
- (ii) The area of the motor-vehicle oriented business, vehicle dealer and/or vehicle repair service seeking a conditional use permit for an electric fence shall cover a combined total acreage of at least ten (10) acres, which may consist of lots which are adjacent or contiguous to one another. If the area is not in single ownership, or if in several ownerships, the application shall be filed jointly by all the owners of all the properties included in the combined area.
- (iii) A conditional use permit shall only be granted under this subsection for electric fences that are commercially installed and monitored in accordance with International Electric Code standards. If, at any time during the term of a conditional use granted under this section, the electric fence ceases to be commercially monitored by a third party, the conditional use shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing.
- (iv) The applicant shall submit with the conditional use application a narrative statement of why such fence is needed, a site plan showing the exact location of the electric fence and the outer fence, and the name of the company that will be installing and monitoring the fence, in addition to any other information required by the application.
- (v) The applicant shall install an outer fence at a distance of no less than four inches (4") nor more than twelve inches (12") from the electric fence. When the electric fence is located adjacent to a residential district, the outer fence shall be of a solid, opaque material with no gaps. When an electric fence is adjacent to a residential district that does not contain any dwellings, the Planning Commission, in its sole discretion, may waive the solid fence requirement, but shall make it a condition of the conditional use permit that an outer fence be constructed within thirty (30) days of the commencement of construction of any dwellings on properties adjacent to the electric fence within the residential district.
- (vi) The height of the electric fence shall not exceed ten feet (10') and the outer fence shall be between six and eight feet (6' - 8') in height.
- (vii) Warning signs shall be erected on the outer fence every fifty feet (50') of fence length, and shall contain a warning symbol and warnings in both English and Spanish.
- (viii) A knox box shall be installed that will allow the City's Police Division and Fire & EMS Division a method to deactivate the fence. As a condition of the conditional use permit, the applicant shall be required to sign a release of liability against the City should any City Department have to deactivate or damage the fence due to an emergency.
- (ix) As a condition of the conditional use permit, the applicant shall be required to carry liability insurance in an amount of not less than six million dollars (\$6,000,000). Said policy shall name the City as 154

additional insured and a copy of the current policy shall be policy on a yearly basis. If, at any time during the term of a communication of the conditional use shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing.

(C) Standards for Industrial Uses in the 1-1 and 1-2 Districts:

- (i) The lot size of the industrial use seeking a conditional use permit for an electric fence shall be at least ten (10) acres, and shall consist of a single lot. If the lot is not in single ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the property.
- (ii) A conditional use permit shall only be granted under this subsection for electric fences that are commercially installed and monitored in accordance with International Electric Code standards. If, at any time during the term of a conditional use granted under this section, the electric fence ceases to be commercially monitored by a third party, the conditional use shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing.
- (iii) The applicant shall submit with the conditional use application a narrative statement of why such fence is needed, a site plan showing the exact location of the electric fence and the outer fence, and the name of the company that will be installing and monitoring the fence, in addition to any other information required by the application.
- (iv) The applicant shall install an outer fence at a distance of no less than four inches (4") nor more than twelve inches (12") from the electric fence. When the electric fence is located adjacent to a residential district, the outer fence shall be of a solid, opaque material with no gaps. When an electric fence is adjacent to a residential district that does not contain any dwellings, the Planning Commission, in its sole discretion, may waive the solid fence requirement, but shall make it a condition of the conditional use permit that an outer fence be constructed within thirty (30) days of the commencement of construction of any dwellings on properties adjacent to the electric fence within the residential district.
- (v) The height of the electric fence shall not exceed ten feet (10') and the outer fence shall be between six and eight feet (6' 8') in height.
- (vi) Warning signs shall be erected on the outer fence every fifty feet (50') of fence length, and shall contain a warning symbol and warnings in both English and Spanish.
- (vii) A knox box shall be installed that will allow the City's Police Division and Fire & EMS Division a method to deactivate the fence. As a condition of the conditional use permit, the applicant shall be required to sign a release of liability against the City should any City Department have to deactivate or damage the fence due to an emergency.
- (viii) As a condition of the conditional use permit, the applicant shall be required to carry liability insurance in an amount of not less than six million dollars (\$6,000,000). Said policy shall name the City as an additional insured and a copy of the current policy shall be provided to the City on a yearly basis. If, at any time during the term of a conditional use granted under this section, such insurance is cancelled or lapses, the

(0) Standards for Government and Institutional Uses in the 0/1 District:

- (i) A conditional use permit shall only be granted under this subsection for electric fences that are commercially installed and monitored in accordance with International Electric Code standards. If, at any time during the term of a conditional use granted under this section, the electric fence ceases to be commercially monitored by a third party, the conditional use shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing unless the applicant provides written proof to the Zoning Official that certified staff has been hired as an employee(s) of the governmental or institutional entity to monitor the fencing.
- (ii) The applicant shall submit with the conditional use application a narrative statement of why such fence is needed, a site plan showing the exact location of the electric fence and the outer fence, and the name of the company that will be installing and monitoring the fence, in addition to any other information required by the application.
- (iii) The applicant shall install an outer fence at a distance of no less than four inches (4") nor more than twelve inches (12") from the electric fence. When the electric fence is located adjacent to a residential district, the outer fence shall be of a solid, opaque material with no gaps. When an electric fence is adjacent to a residential district that does not contain any dwellings, the Planning Commission, in its sole discretion, may waive the solid fence requirement, but shall make it a condition of the conditional use permit that an outer fence be constructed within thirty (30) days of the commencement of construction of any dwellings on properties adjacent to the electric fence within the residential district.
- (iv) The height of the electric fence shall not exceed ten feet (10') and the outer fence shall be between six and eight feet (6' 8') in height.
- (v) Warning signs shall be erected on the outer fence every fifty feet (50') of fence length, and shall contain a warning symbol and warnings in both English and Spanish.
- (vi) A knox box shall be installed that will allow the City's Police Division and Fire & EMS Division a method to deactivate the fence. As a condition of the conditional use permit, the applicant shall be required to sign a release of liability against the City should any City Department have to deactivate or damage the fence due to an emergency.
- (vii) As a condition of the conditional use permit, the applicant shall be required to carry liability insurance in an amount of not less than six million dollars (\$6,000,000). Said policy shall name the City as an additional insured and a copy of the current policy shall be provided to the City on a yearly basis. If, at any time during the term of a conditional use granted under this section, such insurance is cancelled or lapses, the conditional use shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing. This section shall not apply to applications made by the City of Franklin.

(A) Purpose: The use shall be for the sale of food for consumption on the premises and/or pick-up via drive-in or drive-through facility. Food-Related Drive-in and Drive-Through Facilities include, but are not limited to, fast food restaurants, drive-through restaurants that prepare and/or dispense food or beverages and do not provide a place for all its customers to eat inside the building, or which serve food or beverages for carry out, or drive-in eating and drinking places, or establishments where customers may serve themselves and may eat or drink the food or beverages on the premises, and ice cream stands.

- (i) All structures, including drive-in or drive-through windows and lanes, shall be set back at least one hundred (100) feet from any adjacent residential property.
- (ii) Drive-through menu board signs shall include freestanding, pole, pylon and monument signs. One drive-through menu board sign may be approved as part of the Conditional Use Permit, but only when all of the following conditions are fulfilled: the sign is located on the property to which it refers; the sign is not visible from the public right-of-way; the sign does not exceed six feet (6') in height; and the sign is located at least seventy-five feet (75') from a residential district.
- (iii) Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties.
- (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (v) A solid wood fence, masonry wall, or hedge feet (6') in height shall be required along the property line on any side of the site adjacent to a residential property.
- (vi) Off-street queuing space for seven (7) vehicles shall be provided for every drive-through and drive-in faculty, unless Planning Commission modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns.
- (vii) Customer and employee parking shall be separated from drive-in and drive-through activities and customer parking shall be located in the area with highest accessibility to dining or sales areas. A bypass lane shall be provided adjacent to the drive though lanes, which shall be separate from space used for maneuvering.
- (viii) The circulation system shall provide smooth, continuous traffic flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements.
- (ix) Access shall be from an arterial street or commercial collector and shall be provided in a manner that does not cause heavy traffic on residential streets. Access to such facilities shall be provided in a manner that is least disruptive to pedestrian and vehicular traffic. Access drives shall be one hundred feet (100') from an intersection. Two (2) access drives per facility may be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements.

- (x) Any signage shall be of the type and size permitted in the a Section 7, ItemC. under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (xi) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (xii) Hours of operation may be regulated by the Planning Commission, and made a part of the conditions of the Conditional Use Permit.
- (xiii) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(15) Gasoline Service Station and Gasoline Service Stations with Convenience Food Stores:

(A) <u>Purpose</u>: An establishment or business with one or more fueling positions, and of which the sale and storage of automotive fuel to the public is the principal activity, or an establishment or business with one or more fueling positions, which also offers for retail sale other related motor vehicle products, household consumer merchandise, beverages, cigarettes, packaged foods, and/or the preparation and sales of delicatessen sandwiches, ice cream counters or other foods, and other related items.

- (i) Facilities shall be compatible with the surrounding area with sufficient site area to accommodate existing and future uses.
- (ii) All outdoor storage, if permitted by Planning Commission, must be completely screened from view from adjacent properties and the street.
- (iii) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
- (iv) All outdoor display areas, gasoline pumps, canopies, and any buildings used for service shall be located at least fifty (50) feet from any adjacent residential property or district.
- (v) A solid wood fence, masonry wall, or hedge feet (6') high shall be required along any property line adjacent to a residential use or district.
- (vi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (vii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (viii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circula 158

movements shall not conflict with major pedestrian Interconnecting circulation aisles between parcels shall be pre-

- (ix) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (x) Off-street, queuing space shall be provided for two (2) vehicles for each gasoline pump island located on the site. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities, and customer parking shall be located in the area with highest accessibility to customer sales.
- (xi) All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six inch (6") high curbing.
- (xii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (xiii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (xiv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (xv) The proposed use shall comply with all federal, state and/or local underground storage facilities requirements, licensing requirements and/or business regulations.
- (16) Group Homes (includes Adult Group Home, Community Alternative Home and Group Home for the Physically and Mentally Disabled):
 - (A) <u>Purpose</u>: These uses provide accommodation to adults in need, as well as supervision and personal care services.
 - (B) Standards:
 - (i) The proposed facility must meet all federal and/or state certification, licensing or approval requirements.
 - (ii) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy.
 - (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
 - (iv) Such facilities shall not be located within six hundred feet (600'), including a public or private right-of-way, of an existing group home.
 - (v) The exterior of the facility shall be compatible with the residential character of the neighborhood.

- (vii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (viii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (ix) The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents, and will include a structured procedure whereby any neighbor grievances may be filed and resolved.
- (x) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(17) Health Care and Human Services:

(A) <u>Purpose</u>: A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human needs including, but not limited to, diagnostic centers, treatment centers, rehabilitation centers, extended care centers, intermediate care facilities, outpatient services or central service facilities serving one or more institutions.

- (i) The proposed use shall meet all applicable federal, state and/or local licensing requirements, certification requirements and/or business regulations.
- (ii) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy.
- (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
- (iv) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (v) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (vi) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (vii) Cut-off type fighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.

- (viii) The applicant shall submit a plan indicating safe traffic egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and promote safety.
 - (ix) When adjacent to residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height.
 - (x) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or residential district.
 - (xi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (xii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (xiii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (xiv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (xv) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(18) Hotel, Lodge, and Motel:

(A) <u>Purpose</u>: The use shall be for the purpose of providing overnight accommodation to transient guests for compensation.

- (i) Parking and service areas shall be completely screened from view by a six foot (6') solid fence, wall or evergreen hedge when adjacent to a residential use or district.
- (ii) Access to an arterial or collector street is required. Sufficient area shall be provided to accommodate vehicular loading, unloading and drop-off without conflicting with parking and drive-aisles.
- (iii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iv) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.

- (vi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (vii) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (viii) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(19) In-Law Suites:

(A) <u>Purpose</u>: The use shall be for the purpose allowing an independent dwelling unit in conjunction with and clearly subordinate to a primary dwelling unit, for the habitation of family members as described below:

(B) Standards:

- (i) The in-law suite must be located in the principal structure, which includes attached garages or areas over attached garages, and shall only include basements when such basements have their own, separate ingress and egress.
- (ii) Maximum size of the in-law suite shall not exceed eight hundred sixteen square feet (816 sq. ft.).
- (iii) The structure must maintain a single-family residential appearance that blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided and approved by Planning Commission. Said plans shall include a landscape plan, which will be followed as approved.
- (iv) The in-law suite may be located on the first or second floor.
- (v) Maximum lot coverage by all structures on one lot is thirty five percent (35%).
- (vi) All in-law suites must meet the current edition of the Ohio Building Code.
- (vii) The property owner must live on site, and the in-law suite must be subservient to the principal use of the property as a dwelling.
- (viii) The in-law suite shall be occupied only by a member of the family of the owner of the principal residence, who is related to the owner by blood, marriage or adoption.

(20) Keeping of Farm Animals in the R-1A District:

(A) <u>Purpose</u>: It is recognized that the R-1A Estate Residential District, due to its larger lot size and the location of the District, may provide adequate area 162

some limited agricultural uses. This use shall be for the purpos limited agricultural uses in the R-1A, Estate Residential District on low root uses than two (2) acres. No agricultural uses shall be permitted in the R-I A District on lot less than two (2) acres without a conditional use permit, and such uses shall be subject to the requirements and conditions placed upon them by these standards and any additional conditions set forth by the Planning Commission.

(B) <u>Limitations</u>: Such uses shall be limited to one (1) sheep, goat, hog or other small farm animal.

(C) Standards:

- (i) The structure containing the farm animal or horse shall be located not less than one hundred feet (100') from any adjoining residence.
- (ii) No storage of manure or odor or dust-producing substance shall be permitted.
- (iii) Land shall be fenced so as to securely confine such animals. Such fencing shall not be located closer to any public right-of-way or private street than the minimum setback in the District and shall not be located closer than fifteen feet (15') from any other residential property line.
- (iv) The use shall comply in all respects with any and all applicable state and federal regulations.
- (D) <u>Validity</u>: The Conditional Use Permit for the Keeping of Farm Animals in the R-I A District may be issued for an initial period of one (1) year and renewed for three (3) year periods thereafter. Conditional Use Permits shall be specific to the owner and property for which the Permit is approved; they shall not be transferable to a subsequent owner of the property, nor shall they transfer with the owner to another location. Such Permit shall terminate upon the property no longer being used for such use or upon the sale or change of ownership of such dwelling or land, or upon violation of any provisions of this Section.

(21) Landing Fields:

(A) Purpose: A specific area designated for the take-off and landing of aircraft.

(B) Standards:

- (i) The applicant must provide documentation that the proposed use meets all FAA requirements.
- (ii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (iv) Cut-off type fighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.

(22) Large Format Retail Standards:

Section 7, ItemC.

(A) <u>Purpose</u>: The intent of this Section is to provide development standa uses larger than fifty thousand square feet (50,000 sq. ft.) of gross floor area.

- (i) All facades of a building that are visible from adjoining properties and/or public streets shall contribute to the pleasing-scale features of the building and encourage community integration by featuring characteristics similar to a front facade.
- (ii) All sides of a principal building that directly face an abutting public street shall feature at least one (1) customer entrance. Where a principal building directly faces more than two (2) abutting public streets, this requirement shall apply only to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street.
- (iii) Facades greater than one hundred feet (100') in length shall incorporate recesses and projections a minimum of three feet (3') in depth and a minimum of twenty contiguous feet (20') within each one hundred feet (100') of facade length. Windows, awnings, entry areas, and arcades shall total at least sixty percent (60%) of the facade length facing a public street.
- (iv) Smaller retail spaces that are part of a larger principal retail building shall be transparent between the height of three feet (3') and eight feet (8') above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building facade. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing. Smaller retail spaces shall have separate outside entrances.
- (v) Building facades shall include a repeating pattern that shall include no less than three (3) of the following elements: color change, texture change, material module change, or expression of architectural or structural bay through a change in plane no less than twelve inches (12") in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
- (vi) Rooflines shall provide variations to reduce the massive scale of these structures and to add visual interest. Rooflines shall have a change in height every one hundred linear feet (100') in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the Development Plan.
- (vii) Predominant exterior building materials shall be of high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials.
- (viii) Facade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.

- (ix) Building trim may feature brighter colors than facade colors tubing is prohibited.
- (x) Each principal building or tenant space shall have a clearly defined, highly visible customer entrance with a minimum of three (3) of the following features: canopies, porticos, overhangs, recesses/projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- (xi) Loading docks, trash collection, outdoor storage and similar facilities and functions, as provided for by the Ohio Building Code, shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited. No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty feet (20') of any public or private street, public sidewalk or access easement, or internal pedestrian way. No delivery, loading, trash removal, or similar operations are permitted between the hours of 10:00 p.m. and 7:00 a.m., except in special circumstances and where steps are taken to reduce noise impacts.
- (xii) Each retail development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) community amenities such as a patio/seating area, pedestrian plaza with benches, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately shaped area and/or a focal feature or amenity that adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.
- (xiii) A continuous internal pedestrian walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. This internal walkway must feature landscaping, benches, and other such materials/facilities for no less than fifty percent (50%) of its length.
- (xiv) Sidewalks shall be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet (6') from the facade of the building to provide planting beds for foundation landscaping.
- (xv) Internal pedestrian walkways shall provide a weather protection feature such as an awning within thirty feet (30') of all customer entrances.
- (xvi) The internal pedestrian walkways shall be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.
- (xvii) The proposed use shall comply with the City's Parking Regulations, contained in section 1111.07, and no more than sixty percent (60%) of the off-street parking area for the entire property shall be located between

165

front facade of the principal building and the primary ab unless the principal building and/or parking lots are screened out-lot development and additional tree plantings and/or earth berms.

- (xviii) Where building facades face adjacent residential uses, an earthen berm shall be installed, no less than six feet (6') in height, containing at a minimum, a double row of evergreen or deciduous trees planted at intervals of fifteen feet (15') on center. Additional landscaping may be required to effectively buffer adjacent land use as deemed appropriate.
- (xix) Primary tenant spaces that exceed seven thousand five hundred gross square feet (7,500 sq. ft.) in area shall be structurally designed to be easily divided into smaller tenant spaces.
- (xx) Standing seam metal roofs are strongly preferred.
- (xxi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (xxii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (xxiii) In its discretion, Planning Commission may waive or modify any of these requirements as they apply to a particular use.

(23) Medical and Health-Related Office:

(A) Purpose: A commercial or noncommercial establishment that provides, as its primary activity, health-related services to the general public on an outpatient basis. Examples of such uses include, but are not limited to, doctors' offices and dentists' offices.

- (i) The proposed use shall not provide space for overnight treatment.
- (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (iii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iv) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (vi) The proposed use shall meet all applicable federal, state and/or local licensing requirements, certification requirements and/or business regulations.
- (vii) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subj 166

Section 7, ItemC.

to approval by Planning Commission to assure reduced promote safety, and reduction in the impact on the residential the neighborhood, as applicable.

(viii) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or district.

(24) Motor Vehicle-Oriented Business:

(A) <u>Purpose</u>: The use shall be for the purpose of providing services to motor vehicles, including but not limited to oil-change facilities, tire service business, etc. It is exclusive of drive-through structures, such as restaurants, banks, etc.

- (i) Facilities shall be compatible with the surrounding area with sufficient site area to accommodate existing and future uses.
- (ii) All outdoor storage must be completely screened from view from adjacent properties and the street.
- (iii) All hydraulic hoists, oil pits and all lubricants, greasing and repair equipment shall be enclosed entirely within a building. No outdoor assembly or repair of motor vehicles shall be permitted.
- (iv) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
- (v) All outdoor display areas, gasoline pumps, canopies, and any buildings used for service shall be located at least fifty (50) feet from any adjacent residential property or district.
- (vi) A solid wood fence, masonry wall, or hedge feet (6') high shall be required along any property line adjacent to a residential use or district.
- (vii) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (viii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (ix) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (x) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (xi) Off-street queuing space for seven (7) vehicles shall be provided for every drive-through and drive-in facility, unless Planning Commission modifies this requirement Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns.

- (xii) Off-street, queuing space shall be provided for two (2) vehi Section 7, ItemC. gasoline pump island located on the site. Queuing spaces shall not plock or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities and customer parking shall be located in the area with highest accessibility to customer sales.
- (xiii) All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six inch (6") high curbing.
- (xiv) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (xv) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (xvi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.

(25) Personal Services:

(A) Purpose: A commercial establishment that provides, as its primary activity, a service either to an individual or to an individual's personal property (excluding motor vehicles, boats or other vehicles). Examples of such uses include, but are not limited to, shoe repair shops, watch repair shops, banks, and savings and loan institutions.

(B) Standards:

- (i) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
- (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (iii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iv) The proposed use shall comply with the Landscaping Standards contained in section 1111.05.
- (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (vi) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
- (vii) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.

168

- (viii) Planning Commission may limit the hours of operation of assure compatibility with adjacent uses.
- (ix) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (x) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (xi) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (xii) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (xiii) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (xiv) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(26) Recreation, Commercial:

(A) <u>Purpose</u>: A commercial establishment that provides, as its primary activity, outdoor space for various types of sporting and/or leisure activities, though a portion of the activities may be carried on within an enclosed building. Includes all uses such as golf courses, go-cart racing, putt-putt golf, paint ball facilities, and driving ranges that are privately owned and operated with the intention or earning a profit by providing entertainment for the public.

- (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (ii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.

- (iv) Cut-off type lighting fixtures shall be used in parking areas impact to neighboring residential properties.
- (v) A solid wood fence, masonry wall, or hedge six (6) feet high shall be required along any property line adjacent to a residential use or district.
- (vi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (vii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (viii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (ix) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (x) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (xi) The exterior of any buildings shall be compatible with the residential character of the neighborhood.
- (xii) In residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height.
- (xiii) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
- (xiv) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.
- (xv) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(27) Residential Treatment Facility:

(A) <u>Purpose</u>: This use provides residential services to adults in need, who cannot otherwise care for themselves, or who are convalescing or undergoing rehabilitation and/or treatment.

(B) Standards:

(i) The proposed facility must meet federal and/or state certification, licensing or approval requirements.

- (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
- (iv) Such facilities shall not be located within six hundred (600) feet, including a public or private right-of-way, of an existing group home or other residential treatment facility.
- (v) The exterior of the facility shall be compatible with the residential character of the neighborhood.
- (vi) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit
- (vii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (viii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (ix) The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents, and will include a structured procedure whereby any neighbor grievances may be filed and resolved.
- (x) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(28) Restaurants:

(A) <u>Purpose</u>: A commercial establishment that provides, as its primary activity, prepared food for consumption on the premises inside of a building.

- (i) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
- (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (iii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iv) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulation 171

- (v) Cut-off type fighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (vi) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building tine.
- (vii) A restaurant shall not include drive-through facilities or any other facilities for eating or picking up food outside of the building except upon approval of a Food-Related Drive-Through Conditional Use by the Planning Commission, under section 1113.01(e)(14).
- (viii) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or district.
- (ix) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
- (x) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.
- (xi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (xii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (xiii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (xiv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (xv) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (xvi) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (29) Retail, Including Business Retail, Consumer Retail, General Retail, Grocery Food and Beverage, and Variety Store or Price-Point Retailer):

(A) Purpose:

(i) Business Retail: A commercial establishment that provides, as its primary activity, sales of goods and/or services to other commercial establishment that provides, as its primary activity, sales of goods and/or services to other commercial establishment that provides, as its primary activity, sales of goods and/or services to other commercial establishment that provides, as its primary activity, sales of goods and/or services to other commercial establishment that provides as its primary activity.

- establishments. Examples of such uses include, but are not office furniture stores, uniform and linen services.
- (ii) Consumer Retail: A commercial establishment (excluding a restaurant or motor vehicle) that provides, as its primary activity, sales of goods to the general public. Establishments in this category retail a wide range of product lines including apparel, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, sporting goods, automotive parts, and dry goods.
- (iii) General Retail: A commercial establishment (excluding a restaurant or motor vehicle) that has, as its primary activity, the sale of goods to the general public. Examples of such uses include garden shops, building supply stores and contractor showrooms.
- (iv) Grocery Food and Beverage: Establishments that retail food and beverage merchandise from fixed point-of-sale locations and that have special equipment (e.g., freezers, refrigerated display cases and refrigerators) for displaying food and beverage goods.
- (v) Variety Store or Point-Price Retailer: Commercial establishments that sell a wide range of inexpensive household goods, often selling or advertising all goods at a single price, which is reflected in the name of the establishment.

- (i) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
- (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (iii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (iv) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (vi) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
- (vii) All outdoor display areas, canopies, and any buildings used for service shall be located at least fifty feet (50') from any adjacent residential property or district.
- (viii) When adjacent to residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height.

- (ix) A solid wood fence, masonry wall, or hedge six feet (6') in heading any property line adjacent to a residential use or residential district.
- (x) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
- (xi) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.
- (xii) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (xiii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (xiv) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (xv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (xvi) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (xvii) Grocery Food and Beverage establishments shall have staff trained in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority.
- (xviii) Such use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(30) Schools, including Colleges and Universities:

(A) <u>Purpose</u>: This use includes Elementary Schools, Junior High Schools, Senior High Schools, and colleges and universities, which are institutions other than a trade schools that provide full-time or part-time education beyond high school.

- (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (ii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be

- (iii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (v) In residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height.
- (vi) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or residential district.
- (vii) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.

(31) Self-Service Storage Facilities or Mini-Warehouses:

(A) <u>Purpose</u>: A facility consisting of a building or group of buildings, usually in a controlled-access compound, that may contain varying sizes of individual, self-contained, enclosed, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' residential goods or wares, that are owned, leased or rented.

- (i) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (ii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (iii) A solid wood fence, masonry wall, or hedge six (6) feet in height shall be required along any property line adjacent to a residential use or residential district.
- (iv) The proposed facility must meet local fire safety and Ohio Building Code requirements for the proposed use and level of occupancy.
- (v) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (vi) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (vii) The use shall meet the required number of loading spaces for industrial uses, as outlined in section 1111.07, unless otherwise required 175

- (viii) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
 - (ix) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, and promote safety.
 - (x) No outside storage of any type shall be permitted.
 - (xi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential zoned properties.

(32) Skilled Nursing Facility:

(A) <u>Purpose</u>: A residential facility used for the care of the aged, infirm, chronically ill, incurably ill or any other person dependent on regular and ongoing nursing care.

(B) Standards:

- (i) Such use shall not be equipped for surgical care or for treatment of acute disease or serious injury, nor shall it be primarily designed for patients being treated for mental illness or alcohol or drug addiction.
- (ii) The proposed facility must meet federal and/or state certification, licensing or approval requirements.
- (iii) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy.
- (iv) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
- (v) The exterior of the facility shall be compatible with the residential character of the neighborhood.
- (vi) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (vii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (viii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (ix) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(33) Small Loan Operations:

(A) <u>Purpose</u>: It is the purpose of this section to regulate Small Loan Operations in order to promote the health, safety, morals and general welfare of the citizens

Section 7, ItemC.

the City of Franklin, and to establish reasonable and uniform reprevent the deleterious location, concentration and/or saturation of Operations within the City of Franklin.

- (B) Findings: The City Council hereby finds that:
 - (i) Small Loan Operations create a financial drain on the local community as the more money that is exported from the local economy by excessive fees, the less money there is to spend within the local economy;
 - (ii) The concentration and/or saturation of Small Loan Operations within the City can have a detrimental impact on economic development and the local economy, as well as causing financial distress in low-to-moderate income areas;
 - (iii) The concentration and/or saturation of Small Loan Operations can lead to increased loan rates as an offset for lower business volume;
 - (iv) As a Charter City, the City of Franklin has the right and responsibility to protect the economic health, safety and welfare of its community; and
 - (v) To prevent the detrimental impact of Small Loan Operations, such uses should be regulated and permitted only as a conditional use when certain requirements are met.
- (C) <u>Definitions</u>: Small Loan Operations include Alternative Finance Service Providers, Check-Cashing Businesses, Credit Service Organizations, Mortgage Loan Lenders, Short-Term Loan Lenders, and/or Small Loan Lenders.
- (D) <u>Standards</u>: To protect City neighborhoods from negative secondary effects created by the concentration and/or saturation of Small Loan Operations, the following standards shall apply:
 - (i) There shall be no more than one (1) Small Loan Operation located within the City of Franklin for each four thousand (4,000) persons residing in the City, as recorded in the most recent decennial U.S. Census. No additional Small Loan Operations shall be established if the current total number of Small Loan Operations within the City meets or exceeds the maximum number permitted under this section.
 - (ii) The proposed use shall meet all applicable Federal, State and/or local licensing requirements, certification requirements and/or business regulations;
 - (iii) The proposed facility shall meet local fire safety requirements and/or building code requirements for the proposed use and level of occupancy;
 - (iv) If adjacent to a residential zoning district or residential use, the exterior of the proposed facility shall be compatible with the residential character of the neighborhood;
 - (v) The proposed use shall comply with all applicable Landscaping Requirements contained in Section 1111.06;
 - (vi) The proposed use shall not generate an unreasonable increase in traffic volumes or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as contained in Section 1111.07;

(vii) The lot area shall be adequate to accommodate the requi Section 7, ItemC. parking requirements without any variance to said requirements, and the required parking shall be on the same lot as the principal use;

- (viii) Every parking space shall have sufficient access and maneuvering area;
- (ix) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, as contained in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit:
- (x) Cut-off type lighting fixtures shall be used in parking areas to minimize impact on any neighboring residential uses;
- (xi) The proposed use shall have traffic ingress and egress, traffic circulation, and on-site parking, as determined by the Planning Commission to assure reduced congestion and to promote safety. The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site, and major vehicular circulation movements shall not conflict with major pedestrian movements;
- (xii) The minimum distance of driveways from intersections shall be as approved by the City Engineer;
- (xiii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer; and
- (xiv) Hours of Operation may be regulated by the Planning Commission and made a part of the conditions of the Conditional Use Permit.

(34) Upper Floor Dwelling Units

(A) Purpose: The purpose of this use is to conditionally allow upper floor dwelling units in the C-2 District, where ground floor commercial uses, as permitted in the C-2 District, and residential uses on the upper floors of the same building are compatible.

(B) Standards:

- (i) Such dwelling units may not be located on the ground flloor.
- (ii) The proposed dwelling unit must meet local fire safety requirements for the proposed use and level of occupancy.
- (iii) The proposed use must meet all Ohio Building Code requirements.
- (iv) All Upper Floor Dwelling Units shall be provided parking spaces in accordance with the multi-family parking requirements contained in section 1111.07; excepting that parking may be provided by a satellite parking lot.

(35) Vehicle Dealer (including new and used):

(i) Purpose: The use shall be for the display, for sale, lease or rental, of new or used passenger motor vehicles, motorcycles, trucks, RV's and boats, where no repair work is done except minor incidental repair.

Section 7, ItemC.

- (1) There shall be no parking or display of any vehicles within way. The side/rear yard minimum dimensions shall be twenty (20') feet.
- (2) All outdoor display, storage, and sales facilities and areas shall be maintained in a neat and orderly condition.
- (3) The outdoor display of goods for sale shall not be located in areas intended for traffic circulation according to the site plan.
- (4) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (5) Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties.
- (6) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.
- (7) All outdoor display, storage, and sales facilities shall be limited to those shown on the approved site plan.
- (8) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (9) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.

(36) Vehicle Repair Services:

(A) <u>Purpose</u>: A commercial establishment that provides, as its primary activity, repair or restoration of vehicles, including the rebuilding or reconditioning of engines and/or transmissions; collision services, including body, frame or fender straightening or repair; overall painting; vehicle steam cleaning; upholstering; and replacement of parts and motor service of passenger cars and tracks not exceeding one and one-half ton capacity.

- (i) All activities, including, but not limited to, repair, restoration, cleaning, washing and drying operations, shall be performed entirely within an enclosed structure. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.
- (ii) There shall be no outside display of merchandise.
- (iii) No unlicensed and/or inoperable vehicle shall be permitted on the property outside of the principal structure for more than forty-eight (48) hours.
- (iv) Where the proposed use includes body and fender repair or painting, there will be not emissions of odors, dust, smoke, gas or fumes from the premises on which the use is proposed to be located.
- (v) All EPA guidelines for disposal or use of materials or chemicals shall be strictly complied with.

- (vi) Any signage shall be of the type and size permitted in the 2 Section 7, ItemC. under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (vii) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (viii) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or residential district.
- (ix) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.
- (x) A Conditional Use Permit for a vehicle repair shop to be operated in conjunction with a gasoline service station may be granted by Planning Commission, provided that the proposed use meets the requirements of this paragraph and paragraph (14).

(37) Veterinary Services (includes Animal Hospitals/Clinics, Veterinarian Offices and Grooming Services):

(A) <u>Purpose</u>: This use provides grooming and/or care, diagnosis and treatment of sick, ailing, infirmed or injured animals and those in need of medical or surgical attention. This use may include overnight accommodations for the treatment, observation or recuperation of such animals, and may also include boarding if it is incidental to the primary activity.

- (i) The proposed use shall not be in any structure housing a residential use.
- (ii) There shall be no burial or incineration of animals on the premises.
- (iii) All activities shall be conducted within a totally enclosed and air-conditioned building. If the applicant proposes outside animal runs, stalls or cages, such use must be specifically approved by Planning Commission, under the conditions that Planning Commission deems appropriate to assure the use will not have a detrimental effect on adjoining uses, and may include, without limitation, restrictions on hours of use and additional buffering requirements. If Planning Commission approves such outside animal runs, stalls or cages, the same shall be kept in a clean and sanitary condition and shall be screened from the view of the traveling public and any adjacent residential uses. A screening plan must be submitted to the Planning Commission for approval.
- (iv) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (v) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.

(f)(e) Validity: A Conditional Use Permit issued under this Section shall have no expiration date, but shall be subject to revocation, as provided below. Conditional Use Permits shall be specific to the applicant and the building, structure and/or address for which the Permit is approved; they shall not be transferable to a subsequent owner, tenant or occupant of the designated building, structure and/or address, nor shall they transfer with the applicant to another location. A Conditional Use Permit shall terminate upon the building, structure and/or address no longer being used for such Conditional Use, or upon the change of occupancy of such building, structure and/or address, or upon violation of any provisions of this Section.

(g)(f) Revocations:

- (1) The following shall be considered as grounds for the revocation of a Conditional Use Permit at any time during the term of the Permit:
 - (A) The violation of any one or more of the general or specific conditions of the Permit or of any special conditions placed upon the Permit by the Planning Commission;
 - (B) Any change in use that is different from that specified as permitted in the granted
 - (C) Any change in extent of use that results in a violation of the conditions of the Permit or any regulations contained in this UDO; and/or
 - (D) Failure to allow periodic inspections by the Zoning Official or his designee at any reasonable time;
- (2) For any of the reasons listed above, Planning Commission may, upon the recommendation of the Zoning Official, revoke a Conditional Use Permit. The holder of said Permit shall be notified of the time, date and place at which Planning Commission intends to consider a revocation of his Permit, and shall be given an opportunity to address Planning Commission on the matter.
- (3) Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.
- (4) The provisions of the Section shall not be construed as limiting in any manner the powers or authority of the City of Franklin to protect the health, safety and welfare of its residents, including the investigation and elimination of nuisances.

(Ord. 2009-14. Passed 7-6-09; Ord. 2010-22. Passed 12-6-10; Ord. 2013-09. Passed 6-17-13; Ord. 2013-18. Passed 11-4-13; Ord. 2014-17. Passed 1-5-15; Ord. 2017-01. Passed 2-6-17.)

HISTORY

Amended by Ord. 2018-08 on 5/21/2018 Amended by Ord. 2018-19 on 11/5/2018 Amended by Ord. 2022-01 on 3/8/2022 Amended by Ord. 2022-12 on 5/212022 Amended by Ord. 2023-01 on 317/2023 Amended by Ord. 2025-XX on X/XX/XXXX

CHAPTER 1107 Districts And Land Use Standards

1107.01 General Provisions

1107.02 Residential Districts

1107.03 Commercial Districts

1107.04 Office Districts

1107.05 Industrial Districts

1107.06 Agricultural District

1107.07 Parks And Recreation District

1107.08 Overlay Districts

1107.09 Interpretation Of District Boundaries

1107.10 Official Zoning Map

1107.11 Downtown Districts

1107.01 General Provisions Zoning Districts Established

The City is divided into the following zoning districts, which shall be governed by all the use and area requirements of this Ordinance. The following table lists each district along with its appropriate symbol:

Table <u>1107.01-</u>1: Zoning Districts

Abbreviation	District Name	Section
	Agricultural District	
A-1	Agricultural District	1107.04(b)(1)
	Parks and Recreation District	1
PAR	1107.05(b)(1)	
	Residential Districts	
R-1	One-Family Residential District	1107.06(b)(1)
R-2	Metropolitan Residential District	1107.06(b)(2)
R-3	Central Residential District	1107.06(b)(3)
R-4	Multi-family Residential District	1107.06(b)(4)
	Commercial Districts	
C-1	General Commercial District	1107.07(b)(1)
C-2	Community Commercial District	1107.07(b)(2)
	Downtown Districts	
DC-1	Downtown Core District	1107.08(b)(1)
MU-1	Mixed Use District	1107.08(b)(2)
RMU	Riverfront Mixed Use District	1107.08(b)(3)
CV-1	Civic District	1107.08(b)(4)

			Continu 7 House									
TN-1	Transitional Neighborhood District	1107.0	Section 7, ItemC.									
TN-2 Transitional Mixed Use District 1107.08(b)(6)												
Office Districts												
0-1	Office and Institutional District	1107.0	9(b)(1)									
O-RP	Research Park District	1107.0	9(b)(2)									
O-S	Office Service District	1107.0	9(b)(3)									
Industrial Districts												
I-1	-1 Light Industrial District											
I-2	General Industrial District	1107.1	0(b)(2)									
	Overlay Districts											
TOD	Telecommunications Overlay District	1107.1	1(b)(1)									
FOD	Floodplain Overlay District	1107.1	1(b)(2)									
WFP	Well Field Protection Overlay District	1107.1	1(b)(3)									
PUD	Planned Unit Development Overlay District	1107.1	1(b)(4)									
PRCD	Planned Residential Conservation Overlay District	1107.1	1(b)(5)									
HSOD	Highway Sign Overlay District	1107.1	1(b)(6)									

1107.02 Official Zoning Map

- (a) Official Zoning Map Adopted: All land in the municipality is placed into zoning districts as shown on the Official Zoning Map that is hereby adopted and declared to be part of the UDO. Said Map was approved by Ordinance 2010-09, adopted on April 5, 2010, and became effective on May 5, 2010, and as subsequently amended.
- (b) <u>Final Authority</u>: The Official Zoning Map, as amended from time to time, shall complement appropriate legislation as the final authority for the current zoning district status of land under the jurisdiction of the UDO.
- (c) <u>Land Not Otherwise Designated</u>: All land under the UDO and not designated or otherwise included within another zoning district map shall be included in the R-I One-Family Residential District.
- (d) <u>Identification of the Official Zoning District Map</u>: The Official Zoning Map, with any amendments made thereon, shall be identified by the signatures of the Mayor and all members of Council under the following words: Official Zoning District Map, Franklin, Ohio. Adopted by the City Council, Franklin, Ohio.

- (a) <u>Legend and Use of Color or Patterns</u>: There shall be provided on the Official Zoning Map a legend, which shall list the name and symbol for each zoning district. In lieu of a symbol, a color or black and white pattern may be used on the Official Zoning Map to identify each zoning district as indicated in the legend.
- (b) <u>Interpretation of Zoning District Boundaries</u>: The boundaries of the zoning districts are shown upon the Official Zoning Map. The Official Zoning Map and all notations, references, and other information are a part of the UDO. A certified copy of the Official Zoning Map shall be kept on file with the City's Zoning and Building Department.
- (c) <u>Rules for Determination</u>: When uncertainty exists with respect to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules shall apply:
 - (1) Along a Street or Other Right-of-Way: Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-of-way, or a river, creek, or other watercourse, such centerline shall be the zoning district boundary.
 - (2) **Along a Property Line:** Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.
 - (3) Parallel to Right-of-Way or Property Line: Where zoning district boundary lines are indicated as approximately being parallel to a centerline or a property line, such zoning district boundary lines shall be parallel to a centerline or a property line and, in the absence of a specified dimension on the Official Zoning Map.
- (d) <u>Actual Conflict with Map:</u> When the actual street or lot layout existing on the ground is in conflict with that shown on the Official Zoning Map, the party alleging that such conflict exists shall furnish an actual survey for interpretation by the Zoning Official.
- (e) <u>Right-of-Way Vacation</u>: Whenever any street, alley or other public way is vacated by official action of Council, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the right-of- way.

1107.04 Agricultural District

- (a) <u>Applicability</u>: The agricultural zoning district within the UDO is the (A-1) Agricultural District.
- (b) <u>Purpose</u>: The agricultural zoning district and its regulations are hereby established to achieve, among others, the following purposes:
 - (1) <u>A-1 Agricultural District</u>: The intent of the A-1 Agricultural District is to provide space in the City for agriculture and related uses and to allow for undeveloped open space. Land best suited for this district includes those sections of the City that are prime farmland in outlying areas and/or land that has significant natural features, such as wetlands, forest, hillsides, and other open space that should be preserved.

1107.05 Parks and Recreation District

- (a) <u>Applicability</u>: The parks and recreation district within the UDO is the (PAR) Parks and Recreation District.
- (b) <u>Purpose</u>: The parks and recreation district and its regulations are hereby established to achieve, among others, the following purposes:
 - (1) PAR Parks and Recreation District: The Parks and Recreation District is a special purpose zoning district intended to designate and protect lands dedicated to the public or open to the public or

public use for no fee or for private parks and event centers. The purpose of the preserve and enhance such major open space and public and private recreation cultural, and aesthetic areas by protecting the natural amenities they possess.

Section 7, ItemC.

1107.06 Residential Districts

- (a) <u>Applicability</u>: The residential districts within the UDO include the (R-1) One-Family Residential District, (R-2) Metropolitan Residential District, (R-3) Central Residential District, and (R-4) Mult-Family Residential District.
- (b) <u>Purpose</u>: The residential districts and their regulations are hereby established to achieve, among others, the following purposes:
 - (1) R-1 One-Family Residential District: The intent of the One-Family Residential District is to provide space in the City for low-density, single-family residential uses, and to provide for additional uses that serve the residential neighborhood as conditional uses. The R-1 District is further divided into two subcategories:
 - (A) <u>R-1A</u>: Estate Residential District: The intent of the Estate Residential District is to provide spaces for the lowest density, single-family residential uses, with an average density of three dwelling units or less for every one acre of land.
 - (B) <u>R-1B: Suburban Residential District</u>: The intent of the Suburban Residential District is to provide space for low density, single-family residential uses, with an average density of four dwelling units or less for every one acre of land.
 - (2) R-2 Metropolitan Residential District: The intent of the Metropolitan Residential District is to provide space in the City for moderate-density, single-family residential uses in urban areas with complete municipal services, and to provide for additional uses that serve the residential neighborhood as conditional uses.
 - (3) R-3: Central Residential District: Council, by establishing the R-3 Central Residential District, recognizes The intent of the Central Residential District is to recognize the existence of older residential areas of the City where homes have been built on small lots and where conservation of the existing housing stock should be encouraged. The R-3 Central Residential District allows for existing moderate-density housing and new single-family development. It is not the intent of Council, by the establishment of such District, to provide new moderate density developments as major subdivisions, nor to otherwise expand R-3 Districts beyond the central residential areas of the City.
 - (4) R-4: Multi-Family Residential District: The intent of the Multi-Family Residential District is to provide for mixed housing types at medium to high density in urban areas with complete municipal services. The R-4 District should generally be located to provide a smooth transition between residential areas and more intense uses. More than one main/primary/principal building is permitted per lot in the R-4, Multi-Family Residential District, if approved by Planning Commission on a Major Site Plan.

1107.07 Commercial Districts

- (a) <u>Applicability</u>: The commercial districts within the UDO include the (C-1) General Commercial District, (C-2) Community Commercial District.
- (b) <u>Purpose</u>: The commercial districts and their regulations are hereby established to achieve, among others, the following purposes:
 - (1) C-1 General Commercial District: The intent of the General Commercial District is to provide

for general commercial activity, including a wide range of goods and services the region. This district is intended to be concentrated around transportation necessities the intersections of primary arterial streets).

Section 7, ItemC.

(2) <u>C-2 Community Commercial District</u>: The intent of the Community Commercial District is to provide for low-intensity retail uses providing primarily convenience—goods and personal services for residential areas with good access to primary and secondary arterial streets.

1107.07 Downtown Districts

- (a) <u>Applicability</u>: The downtown districts within the UDO include the (DC-1) Downtown Core District, (MU-1) Mixed Use District, (RMU) Riverfront Mixed Use District, (CV-1) Civic District, (TN-1) Transitional Neighborhood District, and (TN-2) Transitional Mixed Use District.
- (b) <u>Purpose</u>: The downtown districts and their regulations are hereby established to achieve, among others, the following purposes:
 - (1) <u>DC-1 Downtown Core District</u>: The intent of the Downtown Core District is to promote a mixed use traditional downtown center that is a destination within the region for culture, dining, shopping, and gathering.
 - (2) <u>MU-1 Mixed Use District</u>: The intent of the Mixed Use District is to identify areas within Downtown Franklin for key mixed-use developments that include a diverse mix of uses at an intensity to catalyze development throughout Downtown Franklin.
 - (3) <u>RMU Riverfront Mixed Use District</u>: The intent of the Riverfront Mixed Use District is to establish a multi-use destination along the Great Miami River, that attracts people for commercial, recreation, or leisure experiences.
 - (4) <u>CV-1 Civic District</u>: The intent of the Civic District is to identify areas within Downtown Franklin for civic destinations that provide a variety of key services to Franklin residents and the region.
 - (5) <u>TN-1 Transitional Neighborhood District</u>: The intent of the Transitional Neighborhood District is to provide a variety of residential development types, styles, and price points that cater to existing Franklin residents, while also attracting new residents into the City.
 - (6) TN-2 Transitional Mixed Use District: The intent of the Transitional Mixed use District is to provide a variety of residential development types, styles, and price points while also encouraging the development or redevelopment of neighborhood scale commercial uses that provide goods and personal services to the surrounding area.

1107.08 Office Districts

- (a) <u>Applicability</u>: The office districts within the UDO include the (O-I) Office and Institutional District, (O-RP) Research Park District, and (O-S) Office Service District.
- (b) <u>Purpose</u>: The office districts and their regulations are hereby established to achieve, among others, the following purposes:
 - (1) O-I Office and Institutional District: The intent of the Office and Institutional District is to encourage the orderly development of office and institutional uses within the same district with consideration of the similar characteristics these uses share, including location, parking requirements, traffic, and accessibility. Development standards of this district are intended to provide compatibility with and protection to surrounding residential properties.
 - (2) O-RP: Research Park: The intent of the Research Park District is to provide for and encoulage

the orderly development of a variety of light manufacturing, technology-bas Section 7, ItemC. research and development and office uses that are established in a campus-like landscaping and architectural amenities that create a sense of place and esthetically attractive urban development. It is intended that this District will provide for the grouping and clustering of professional offices, non-hazardous industrial uses, research and development uses, and high technology manufacturing that interact together in terms of functions, location, activities and appearance. Development standards for this District are intended to provide compatibility with and protection to surrounding residential and commercial properties, as well as assuring that such facilities are developed in a clustered campus or park-like setting that emphasizes natural characteristics, landscaping and pedestrian access.

(3) O-S: Office Service: The intent of the Office Service District is to provide for business and professional offices/buildings and related commercial uses and services that will serve the employees and clients of such businesses, as well as the surrounding area. This District is intended to be concentrated around transportation nodes, such as highway interchanges and major intersections.

1107.09 Industrial Districts

- (a) Applicability: The industrial districts within the UDO include the (I-1) Light Industrial District and the (I-2) General Industrial District.
- (b) Purpose: The industrial districts and their regulations are hereby established to achieve, among others, the following purposes:
 - (1) 1-1: Light Industrial District: The intent of the 1-1 Light Industrial District is to provide for industrial and office uses that are not of an intensity to produce objectionable impacts on adjacent development. This District should be located within areas of the City with suitable access to transportation routes and necessary utilities.
 - (2) 1-2: General Industrial District: The intent of the 1-2 General Industrial District is to provide for all industrial uses, including those high-intensity uses that create noticeable impacts on the surrounding area. All uses, however, will be required to operate without causing a risk to the health and welfare of the inhabitants of the City. This District is intended to be located within areas of the City that have suitable access to transportation routes and necessary utilities and that are away from residential uses.

1107.11 Overlay Districts

- (a) Applicability: The overlay districts within the UDO include the (TOD) Telecommunications Overlay District, (FOP) Floodplain Overlay District, (WFP) Well Field Protection Overlay District, (PUD) Planned Unit Development Overlay District, (PRCD) Planned Residential Conservation Overlay District, and (HSOD) Highway Sign Overlay District.
- (b) Purpose: The overlay districts and their regulations are hereby established to achieve, among others, the following purposes:
 - (1) TOD Telecommunications Overlay District: The purpose of this Overlay District is to regulate the placement, construction and modification of Towers and Wireless Telecommunications Facilities in order to protect the health, safety and welfare of the public, while at the same time not unreasonably interfering with the development of the competitive wireless telecommunications marketplace in the City. The Telecommunications Overlay District is outlined in Chapter 1109.

- (2) <u>FOP Floodplain Overlay District</u>: The Floodplain Overlay District is composed of subject to periodic flooding. It is intended to preserve the existing flood plains, the waterways a place to overflow at high water levels and thus assist in protecting other areas not now subject to flooding. In this District, only those uses that are temporary or seasonal in nature or that would not be extensively damaged by flooding are permitted. The Floodplain Overlay District is outlined in Chapter 1109.
- (3) WFP Well Field Protection Overlay District: It is the intent of the Well Field Protection Overlay District to safeguard the health, safety and welfare of the customers of protected public water supplies and to protect the community's potable water supply against contamination by regulating land use and the storage, handling, use and/or production of regulated substances as defined below. The land within the overlay district is that land in the City of Franklin that lies within a one (1) year travel time contour adjacent to existing and proposed public wells of a protected public water supply. The Well Field Protection Overlay District is outlined in Chapter 1109.
- (4) <u>PUD Planned Unit Development Overlay District</u>: This District is intended to encourage and coordinate planned development, with benefits for both the Developer and the Community. The Planned Unit Development Overlay District is outlined in Chapter 1109.
- (5) PRCD Planned Residential Conservation District: It is the intent of the Planned Residential Conservation District to allow residential development while protecting the community's natural resources and real quality. The Planned Residential Conservation District is outlined in Chapter 1109.
- (6) <u>HSOD Highway Sign Overlay District</u>: The primary objective of the Highway Sign Overlay District (HSOD) is to recognize that there exist special circumstances for businesses which border Interstate 75 whereby signage and placement of signage that would not normally be permitted in the underlying zoning district should be permitted in this Overlay District. The Highway Sign Overlay District is outlined in Chapter 1109.

1107.12 Use Provisions General Provisions

- (a) <u>Regulation of the Use and Development of Land and Structures</u>: These regulations are established and adopted governing the use and physical development of land and/or structures.
- (b) Rules of Application: These regulations shall be interpreted and enforced according to the following rules:
 - (1) **Identification of Uses:** Listed uses are to be defined by their customary name or identification, except where they are specially defined or limited in this UDO.
 - (2) Permitted Uses: Only a use designated as a permitted use shall be allowed as a matter of right in a zoning district and any use not so designated shall be prohibited except, when in character with the zoning district, such other additional uses may be added to the permitted uses of the zoning district by an amendment to this UDO.
 - (3) Conditional Uses: A use designated as a conditional use may be allowed in a zoning district when such conditional use, its location, extent and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots in the manner prescribed tor the zoning district. To this end the Planning Commission may, in addition to the development standards for the zoning district, set forth such additional requirements as will, in its judgment, render the conditional use compatible with the existing and future use of adjacent lots and the vicinity.
 - (4) **Accessory Uses:** A use designated as an accessory use shall be permitted in a zoping district when such use is subordinate in area, extent, and purpose to the principal use is located on the same lot and in the same zoning district as the principal use.

- (5) **Prohibited Uses:** If a use is not listed on Table 3 or Table 4, then it considered prohibited, unless approved specifically through the similar use as established in section 1115.09(f): Determination of Similar Uses.
- (6) **Additional Standards:** The section reference contained in the "REF" column on Table 1107.12-13 and Table 1107.12-24 are references to additional standards and requirements that apply to uses listed in the respective row. Standards referenced in the table apply to all the zoning districts in which the use is permitted or conditionally permitted, unless otherwise expressly stated. In the table a "PS" represents a permitted use that has additional standards and a "CS" represents a conditional use that has additional standards.
- (7) Development Standards: The development standards shall be the minimum required for development in a zoning district unless otherwise stated. If the development standards are in conflict with the requirements of any other lawfully adopted rules, regulations or laws, the more restrictive or higher standards shall govern.

Table 1107.12-13: Agriculture, Residential, and Parks and Recreation Districts Use Table

<u>12-1</u> ə. Ağrıculture, R	CSIUCI	iliai, a	iiu Fai	NS all	u iveci	Cation	Districts
AGRICULTURAL USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Agriculture	Р		PS				1107.14(a)
RESIDENTIAL USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Dwelling, Four Family						Р	
Dwelling, Live/Work					CS		1107.15(a)
Dwelling, Multi-Family 5+ Units						Р	
Dwelling, Row House					CS		1107.15(b)
Dwelling, Single Family	Р		Р	Р	Р	Р	
Dwelling, Three Family					Р	Р	
Dwelling, Two Family				С	Р	Р	
Elderly Housing	CS		CS	CS	CS	cs	1107.15(d)
Residential Living Facility, Large						CS	1107.15(e)
Residential Living Facility, Medium					CS	CS	1107.15(e)
Residential Facility, Small	PS		PS	PS	PS	PS	1107.15(e)
Residential Treatment Facility, Large						CS	1107.15(e)
Residential Treatment Facility, Medium					CS	CS	1107.15(e)
Residential Treatment Facility, Small	PS		PS	PS	PS	PS	1107.15(e)
PUBLIC/INSTITUTIONAL USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Cemeteries, Mortuaries	cs					C	1107.16(b)
Educational Facilities (Pre-K thru 12th Grade)	CS					CS	1107.16(c)
Essential Services	PS	PS	PS	PS	PS	PS	1107.16(d)
Government Facility	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Public Parks, Open Spaces, Recreation, and Preserves, Outdoor	PS	PS	PS	PS	PS	PS	1107.16(e)
Religious and Cultural Facilities	cs		CS	cs	CS	cs	1107.16(g)
Secondary Education/Colleges/ Universities	cs					cs	1107.16(c)
COMMERCIAL USES	A-1	PAR	R-1	R-2	R-3	R-4	REF

Assisted Living and Skilled Nursinglife Care						CS	1107.17(b)
Bed and Breakfast	CS		CS	CS	CS	CS	1107.17(h)
Commercial Event Center		Р					
Commercial Recreation/Fitness, Indoor	CS	PS	CS	CS	CS	CS	1107.17(k)
Commercial Recreation/Fitness, Outdoor	CS	PS	CS	CS	CS	CS	1107.17(k)
Farm Market	Р						
Landing Field	CS						1107.17(o)
ACCESSORY USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Accessory Structures	PS	PS	PS	PS	PS	PS	1107.19
Accessory Uses	PS	PS	PS	PS	PS	PS	1107.19
Antennas and Towers	PS		PS	PS	PS	PS	1107.19(b)
Day Care Home, Type A	CS		CS	CS	CS	CS	1107.19(d)
Day Care Home, Type B	PS		PS	PS	PS	PS	1107.19(e)
Decks, Patios, Porches, and Balconies	PS	PS	PS	PS	PS	PS	1107.19(f)
Dwelling, Accessory Unit	CS		CS	CS	CS	CS	1107.19(h)
Electric Vehicle (EV) Charging Stations	PS	PS	PS	PS	PS	PS	1107.19(i)
Fences/Walls	PS	PS	PS	PS	PS	PS	1107.19(j)
Garages and Carports, Detached	PS	PS	PS	PS	PS	PS	1107.19(k)
Home Occupation, Type A	PS		PS	PS	PS	PS	1107.19(I)
Home Occupation, Type B	CS		CS	CS	CS	cs	1107.19(I)
Open-Sided Structures	PS	PS	PS	PS	PS	PS	1107.19(m)
Parking Area	Р	<u>P</u>	Р	Р	Р	Р	
Parking of Recreational Vehicles and Watercraft	PS		PS	PS	PS	PS	1107.19(s)
Playground Equipment	<u>PS</u>	PS	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	1107.19()
Solar Panels, Roof-Mounted	PS	PS	PS	PS	PS	PS	1107.19(v)
Storage Structure	PS	PS	PS	PS	PS	PS	1107.19(w)
Swimming Pools and Hot Tubs, Private	PS	PS	PS	PS	PS	PS	1107.19(x)
TEMPORARY USES	A-1	PAR	R-1	R-2	R-3	R-4	REF
Construction Trailer	PS	PS	PS	PS	PS	PS	1107.20(a)
Farm Market	Р						
Festivals and Circuses	PS	PS	PS	PS	PS	PS	1107.20(b)
Mobile Uses	P <u>S</u>	P <u>S</u>					1107.20(c)
Residential Sales	PS		PS	PS	PS	PS	1107.20(d)
Residential Storage Units (PODs)	PS		PS	PS	PS	PS	1107.20(e)
Seasonal Sales	PS						1107.20(f)
Temporary Structures	Р	Р	Р	Р	Р	Р	

RESIDENTIAL USES	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-I	O-RP	O-S	1-1	1 1-2	7, ItemC.
Dwelling, Four Family		CS					P	Р						
-			PS				PS	PS						1107 15/0
Dwelling, Live/Work Dwelling, Multi-Family 5+	<u>CS</u>	<u>CS</u>	PS	0	0									1107.15(a)
Units	<u>C</u>			<u>C</u>	С		C	С						440= 454
Dwelling, Row House	<u>CS</u>	<u>CS</u>		<u>CS</u>	CS		PS	PS						1107.15(b)
Dwelling, Single Family							Р	Р						
Dwelling, Three Family		<u>CS</u>					Р	Р						
Dwelling, Two Family							Р	Р						
Dwelling, Upper Floor	CS	CS	PS	<u>CP</u> S	PS		<u>GP</u> S	<u>CPS</u>						1107.15(c)
Elderly Housing							CS	CS						1107.15(d)
Residential Facility, Medium							CS	CS						1107.15(e)
Residential Facility, Small							PS	PS						1107.15(e)
Residential Treatment Facility, Medium							CS	CS						1107.15(e)
Residential Treatment Facility, Small							PS	PS						1107.15(e)
PUBLIC/INSTITUTIONAL USES	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-I	O-RP	O-S	I-1	I-2	REF
Alcohol and Drug Addiction Treatment Facilities												CS	cs	1107.16(a)
Cemeteries, Mortuaries	PS													1107.16(b)
Educational Facilities (Pre- K thru 12th Grade)	CS	CS				CS			₽CS					1107.16(c
Essential Services	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1107.16(d)
Government Facility	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Р	<u>P</u>	<u>P</u>	Р	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Public parks, Open Spaces, Recreation, and Preserves, outdoor			PS	PS	PS	PS	PS	PS	PS	CS	CS			1107.16(e)
Public Plazas, Gathering, Eating Areas		<u>P</u>	Р	Р	Р	Р		Р						
Public Recreation and Event Space, Indoor			CS		PS	PS								1107.16(f)
Religious and Cultural Facilities	<u>CS</u> P	P <u>CS</u>	cs	CS	CS	CS	CS	CS	<u>CS</u> ₽					1107.16(g
Secondary Education/Colleges/ Universities	cs	cs		cs		cs				cs				1107.16(c
Transportation or , communication Communication, and Utility												Р	Р	
COMMERCIAL USES	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-I	O-RP	O-S	I-1	I-2	REF
Alcohol Production and Sales, Large	PS	CS												1107.17(a
Alcohol Production and Sales, Small			PS	PS	PS									1107.17(a
Artist s and Crafts Studio and Gallery	Р	Р												
Assisted Living and Skilled Nursinglife Care	<u>PS</u>	<u>PS</u>					CS							1107.17(b
Automobile Fueling/Charging Stations	CS	C										e	CS	1107.17(c
Automobile Sales/Rental	CS	e												1107.17(d
Automobile Service/Repair,												C	CS	1107.17(e
Automobile Service/Repair,	CS	CS												1107.17(f)
Light Automobile Washing	С													191

ſ	Bar, Lounge, Tavern			PS	PS	PS			PS					Section	7, ItemC. 3)
1	Bed and Breakfast		<u>CS</u>	CS		CS		CS	CS				L	1	1107.17(h)
Ì	Business Incubation	<u>P</u>	<u>P</u>	С	Р	С	С								
1 -	Business Retail	PS	PS							CS	CS	PS			1107.17(t)
-	Business Service	CS	CS										PS	PS	1107.17(i)
-	Clubs, Private or Membership	Р	Р												
ŀ	Commercial Entertainment	PS	cs	CS	CS	cs			CS						1107.17(j)
ŀ	Commercial Recreation/Fitness, Indoor	CS	cs	CS	CS	cs									1107.17(k)
	Commercial Recreation/Fitness, Outdoor	CS	cs	CS	CS	cs									1107.17(k)
	Commercial Training	Р	Р		С		С			С					
1	Day Care Center	CS	cs				CS	CS	CS	CS	cs	PCS			1107.17(I)
	Event Venue, Indoor or Outdoor	CS			CS	CS									1107.17 (m)
	Financial Institution, General	Р	Р												, ,
Ī	Food Service/Catering	Р	Р												
	Hospitals	Р								Р	С	С			
1	Hotels and motels	PS		CS	CS			CS	CS	CS	CS	PS			1107.17 (n)
Ī	Information Technology/Data Center										Р		Р		
1	Makerspace	<u>P</u>	С	Р	Р	Р	Р		Р						
	Medical Center/Clinic	PS	PS		CS					CS	CS	PS			1107.17(p)
	Medical Office	<u>P</u>	<u>P</u>	С	Р	С	С	С	С						
	Mixed Use	<u>CPS</u>	<u>P</u> CS	PS	PS	PS	PS		PS						1107.17(q)
'	Office	Р	Р	Р	Р	Р	Р	С	С	Р	Р	Р			
	Office, Campus	<u>P</u>								С	Р	Р			
1	Office, Co-Working	<u>P</u>		С	Р	С	С								
	Personal Service	PS	PS	CS	CS	CS			CS	CS		PS			1107.17(r)
	Restaurant, Quick Service	PS	CS												1107.17(s)
	Restaurant, Standard	PS	CPS	PS	PS	PS			PS			PS			1107.17(t)
	Retail, Convenience food- Store	PS	CS												1107.17(u)
	Retail, Food/Beverage Related	PS	CPS	PS	PS	PS			PS						1107.17(u)
1	Retail, General	PS	CPS	PS	PS	PS			PS						1107.17(u)
	Retail, Large Format	CS													1107.17(v)
	Retail, Services	P C											<u>P</u>		
' [Sexually Oriented Businesses												e	cs	1107.17(w)
	Veterinary Services	CS	CS												1107.17(x)
	INDUSTRIAL USES	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-I	O-RP	O-S	I-1	I-2	REF
	Distribution Center												cs	PS	1107.18(c)
ſ	Environmental Sciences										Р				102
Ī	Fulfillment Center												PS	PS	192

ĺ			1									I			
	Industrial, Artisan	Р	С										P ,	Section	7, ItemC.
	Industrial, <u>Heavygeneral</u>													Р	
	Industrial, Light												Р	Р	
	Large Equipment and Truck Retail, Rental, Repair												Р	Р	
	Material Sciences										Р				
	Research and Development Facility										Р	Р	Р	Р	
	Self-Service Storage Facility												CS	C	1107.18(e)
·	Warehouse, Primary Use													cs	1107.18(e)
	Warehouse, Secondary Use												PS	PS	1107.18(f)
	ACCESSORY USES	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-I	O-RP	O-S	I-1	I-2	REF
	Accessory Structures	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1107.19
	Accessory Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1107.19
	Antennas and Towers	PS	PS							PS	PS	PS	PS	PS	1107.19(b)
	Automated Teller Machine (ATM), Outdoor	PS	PS												1107.19(c)
	Day Care Home, Type A			CS	CS	CS		CS	CS						1107.19(d)
	Day Care Home, Type B			PS	PS	PS		PS	PS						1107.19(e)
	Decks, Patios, Porches, and Balconies	PS	PS	PS	PS	PS	PS	PS	PS						1107.19(f)
	Drive- <u>Through</u> thru for Retail or Restaurant Use	PS	cs												1107.19(g)
	Dwelling, Accessory Unit							cs	CS						1107.17(h)
	Electric Vehicle (EV) Charging Stations	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1107.19(i)
	Fences/Walls	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1107.19(j)
	Garages and Carports, Detached							PS	PS						1107.19(k)
	Home Occupation, Type A			PS	PS	PS		PS	PS						1107.19(I)
	Home Occupation, Type B			cs	cs	cs		cs	CS						1107.19(I)
	Open-Sided Structures			PS	PS	PS		PS	PS						1107.19 (m)
	Outdoor Dining	<u>PS</u>	<u>PS</u>	PS	PS	PS	PS								1107.19(n)
ı	Outdoor Retail/Display	PS	PS	PS	PS	PS	PS								1107.19(o)
	Outdoor Storage	PS	PS										PS	PS	1107.19(p)
	Parking Area	Р	Р	PS	PS	PS	PS	PS	PS	Р	Р	Р	Р	Р	1107.19(q)
	Parking Garage	Р	Р	PS	PS	PS	PS	PS	PS	Р	Р				1107.19(q)
	Parking of Recreational Vehicles and Watercraft							PS	PS						1107.19(s)
	Pick-Up Window for Retail or Restaurant Use	<u>PS</u>	<u>PS</u>												1107.19(t)
ļ	Playground Equipment					PS	PS								1107.19(u)
	Solar Panels, Roof- Mounted	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1107.19(v)
	Storage Structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1107.19(w)
	Swimming Pools and Hot Tubs, Private							PS	PS	PS	PS	PS			1107.19(x)
	TEMPORARY USES	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-I	O-RP	O-S	I-1	I-2	400
	Construction Trailer	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	193

Farm Market			Р	Р	Р	Р							Section 7, ItemC.	
Festivals and Circuses	PS	1107.20(b)												
Mobile Uses	P <u>S</u>	<u>PS</u>	<u>PS</u>	P <u>S</u>	1107.20(c)									
Residential Sales			P <u>S</u>		P <u>S</u>		P <u>S</u>	P <u>S</u>						1107.20(d)
Residential Storage Units (PODs)			PS		PS		PS	PS						1107.20(e)
Seasonal Sales	PS	PS	PS	PS	PS	PS								1107.20(f)
Special Event			PS	PS	PS	PS	PS	PS						1107.20(g)
Temporary Structures	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	

1107.13 General Use Standards

- (a) External Effects: No land, building or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosion or other hazard; noise, brilliant light or vibration; smoke, dust, fumes, odor or other form of air pollution; heat, cold or dampness; electrical or electronic disturbances; nuclear radiation; or any other condition, substance or element which is dangerous, injurious, noxious or otherwise objectionable to any person or property outside of the premises on which such building, structure or use is located. Such uses, when lawfully permitted under the provisions of this UDO, shall be operated in a manner so as to ensure that the property rights of all other parcels of land will not be adversely affected to the extent of reducing the enjoyment of property rights thereon.
- (b) Removal of Soil, Sand, or Other Materials: The use of land for the removal of topsoil, sand and other materials from the land, other than materials from basement excavations, is not permitted in any district, except under a temporary permit from the Appeals Board. This permit may be denied or issued in appropriate cases after the filing of an application accompanied by a suitable agreement or bond that such removal will not cause stagnant water to collect and will not leave the surface of the land, at the expiration of such permit, in an unstable condition or unfit for the growing of turf or for other land uses permitted in the district in which such removal occurs.

1107.14 Agricultural Use Standards

- (a) <u>Agriculture</u>: Agricultural uses in the R-1A Estate Residential District are subject to the following regulations:
 - (1) Purpose: It is recognized that the R-1A Estate Residential District, due to its larger lot size and the location of the District, may provide adequate area for some limited agricultural uses. This use shall be for the purpose of allowing limited agricultural uses in the R-1A, Estate Residential District on lots less than two (2) acres. No agricultural uses shall be permitted in the R-I A District on lot less than two (2) acres without a conditional use permit, and such uses shall be subject to the requirements and conditions placed upon them by these standards and any additional conditions set forth by the Planning Commission.
 - (2) Limitations: Such uses shall be limited to one (1) sheep, goat, hog or other small farm animal.
 - (3) Standards:
 - (A) The structure containing the farm animal or horse shall be located not less than one hundred feet (100') from any adjoining residence.
 - (B) No storage of manure or odor or dust-producing substance shall be permitted.
 - (C) Land shall be fenced so as to securely confine such animals. Such fencing sha be located closer to any public right-of-way or private street than the minimum

- (D) The use shall comply in all respects with any and all applicable state and federal regulations.
- (4) Validity: The Conditional Use Permit for the Keeping of Farm Animals in the R-I A District may be issued for an initial period of one (1) year and renewed for three (3) year periods thereafter. Conditional Use Permits shall be specific to the owner and property for which the Permit is approved; they shall not be transferable to a subsequent owner of the property, nor shall they transfer with the owner to another location. Such Permit shall terminate upon the property no longer being used for such use or upon the sale or change of ownership of such dwelling or land, or upon violation of any provisions of this Section.
- (1) Purpose: It is recognized that the R-1A Estate Residential District, due to its larger lot size and location of the district, by provide adequate area for some limited agricultural uses. This use shall be for the purpose of allowing limited agricultural uses in the R-1A, Estate Residential District on lots of two acres or more.
- (5)(2) Agricultural uses shall be limited to:
 - (A) The raising for private use or sale of fruit, vegetables, or nursery stock;
 - (B) The keeping of sheep, goats, hogs, or other small farm animals;
 - (C) The keeping of poultry/domestic fowl, such as chickens, turkeys, ducks, and geese; and
 - (D) The keeping of bovine and/or equine animals.
- (6)(3) Standards for the Raising for Sale of Fruit, Vegetables, or Nursery Stock: The raising of produce or nursery stock for the purposes of sale shall require ten (10) acres. and adequate off-street parking. Land acreage shall be measured exclusive of road or street right-of-way. Any signage associated with such use shall require a sign permit.
- (7)(4) Standards for the Keeping of Sheep, Goats, Hogs or Other Small Farm Animals:
 - (A) One sheep, goat, hog or other small farm animal may be kept per one and one-half 1.5 acres of land, but in no case shall the total number of animals exceed four (4) such animals regardless of the size of the lot. Land acreage shall be measured exclusive of road or street right-of-way.
 - (B) The structure containing the farm animal shall be located not less than one hundred feet (100-feet') from any residence on an adjoining parcel.
 - (C) No storage of manure or odor or dust-producing substance shall be permitted.
 - (D) Land shall be fenced so as to securely confine such animals. Such fencing shall not be located closer to any public right-of-way or private street than the minimum setback in the district and shall not be located closer than fifteen 15 feet (15') from any other residential property line.
 - (E) No farm animals shall be kept on a vacant lot unless the owner of such vacant lot lives on a lot contiguous to said vacant lot.
 - (F) The use shall comply in all respects with any and all applicable state and federal regulations.
- (8)(5) Standards for the Keeping of Poultry/Domestic Fowl:
 - (A) Roosters shall be limited to one (1) per five (5) acres.
 - (B) Chickens, turkeys, ducks and/or geese shall be limited to two (2) per acre.

- (C) Regardless of acreage, in no case shall the total number of poultry exceed (12) such animals. Land acreage shall be measured exclusive or rough street right-of-way.
- (D) The structure containing the poultry/domestic fowl shall be located not less than 100 feet one hundred feet (100') from any residence on an adjoining parcel.
- (E) No storage of droppings or odor or dust-producing substances shall be permitted.
- (F) The animals shall be securely confined by fencing, which shall not be located closer to any public right-of-way or private street than the minimum setback in the district and shall not be located closer than fifteen 15 feet (15') from any other residential property line.
- (G) No poultry/domestic fowl shall be kept on a vacant lot unless the owner of such vacant lot lives on a lot contiguous to said vacant lot.
- (H) The use shall comply in all respects with any and all applicable state and federal regulations.

(9)(6) Standards for the Keeping of Bovine and/or Equine Animals:

- (A) The minimum area of any lot on which bovine and/or equine animals may be kept shall be five (5) acres, exclusive of road or street right-of-way; but in no case shall the total number of animals exceed three (3) such animals over six months of age and three (3) foals up to six months in age, regardless of the size of the lot.
- (B) The structure containing the animal shall be located not less than one hundred 100 feet (100') from any residence on an adjoining parcel.
- (C) No storage of manure or odor or dust-producing substance shall be permitted.
- (D) Land shall be fenced so as to securely confine such animals. Such fencing shall not be located closer to any public right-of-way or private street than the minimum setback in the district and shall not be located closer than fifteen-15 feet (15') from any other residential property line.
- (E) No such animals shall be kept on a vacant lot unless the owner of such vacant lot lives on a lot contiguous to said vacant lot.
- (F) The use shall comply in all respects with any and all applicable state and federal regulations.

1107.15 Residential Use Standards

- (a) <u>Dwelling, Live/Work</u>: Live/work dwellings shall have a are permitted in DC-1 Downtown Core District subject to the ground floor being <u>utilized by a reserved for a permitted non-residential use in addition</u> to the review standards in Section 1113.01. that is permitted within the DC-1 District
- (b) <u>Dwelling, Row House</u>: Row Houses are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) If the row house dwellings have front garage access, then such development shall have a minimum front yard setback of 20 feet from the property line. Row house dwellings are encouraged to be set close to the street with rear parking and garage access.
 - (2) Row house dwellings may be built to the side property line when there is a shared wall along the property line. The ends of each grouping of row house dwellings shall meet the required side yard setback in the district in which they are located, and a minimum of 10 feet shall be maintained between each separated group of row houses.

196

(3) For districts in which row houses are a conditional use, the following standards shall apply

- (A) The applicant shall submit construction plans showing that the proposed use and level of occupancy.

 Section 7, ItemC.

 Section 7, ItemC.
- (B)(A) The exterior of the proposed use shall be compatible with the residential character of the neighborhood. and the use shall comply with the Landscaping Standards contained in section 1111.06.
- (C) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by the Planning Commission as a part of the Conditional Use Permit.
- (D) The proposed use shall not require special off-street parking and may not use onstreet parking to meet the parking requirements applicable to it, as outlined in section 1111.07. Required parking shall be on the same lot as the principal use.
- (E)(B) If patios are to be provided, they shall be shown on the construction plans and may be enclosed with a solid wall or fence. The space between patio fences or walls shall not be less than five feet-(5'), unless otherwise approved by the Planning Commission.
- (c) <u>Dwelling, Upper Floor</u>: Upper floor dwellings are subject to the following regulations. <u>Upper floor</u> dwellings that require conditional use approval shall also be subject to the review standards in Section 1113.01:
 - (1) Dwelling units may not be located on the ground floor of the building.
 - (2) Separate direct access to a ground floor entrance must be provided.
 - (3) The proposed dwelling units must meet local fire safety requirements for the proposed use and level of occupancy.
 - (4) The proposed use must meet all Ohio Building Code Requirements.
 - (5)(4) All upper floor dwelling units shall be provided parking spaces in accordance with the multi-family parking requirements contained in Section 1111.07; excepting that parking may be provided by a satellite parking lot located within 500 feet of the property.
- (d) <u>Elderly Housing</u>: Elderly housing is subject to the following <u>regulations conditional use review</u> <u>standards in addition to the review standards in Section 1113.01</u>:
 - (1) The minimum floor area for dwelling units shall be 800 square feet.
 - (2) The area proposed shall be in single ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the plan.
 - (3) If the proposed use involves new development, the request for a Conditional Use shall be submitted along with the applicant's Development Plan (see Chapter 1111).
 - (4)(2) The proposed use shall be appropriately located and shall be in convenient walking distance of shopping and community facilities wherever possible.
 - (5)(3) Each dwelling unit shall be occupied in accordance with the "housing for older persons" exemption under the federal Fair Housing Amendments Act. The applicant shall submit documentation showing that the proposed development will be restricted to elderly housing, in the form of deed restrictions on each lot, or in the case of a condominium development, by the articles of incorporation and the Homeowner's Association bylaws.
 - (6)(4) No dwelling unit in the development shall include more than two (2) bedrooms.
 - requirements of the underlying zoning district for the proposed use, where it finds modification to be in the best interest of allowing an appropriate Elderly Housing Developi

- (8) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (9) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (10) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (11)(6) If patios are to be provided, they shall be shown on the construction plans, and may be enclosed with a solid wall or fence. The space between patio fences or walls shall not be less than five feet (5'), unless otherwise approved by Planning Commission.
- (e) <u>Residential Facilities & Residential Treatment Facilities</u>: Residential facilities and residential treatment facilities shall be subject to the following regulations.
 - (1) Residential living facilities shall provide a minimum of 200 square feet of space for each occupant.
 - (2) For districts in which residential living and treatment facilities are a conditional use, the following standards shall apply in addition to the review standards in Section 1113.01:
 - (A) The proposed facility must meet all federal and/or state certification, licensing or approval requirements.
 - (B) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy.
 - (C) The proposed use shall not generate an unreasonable increase in traffic volume. or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
 - (D) Such facilities shall not be located within six hundred 600 feet (600'), including a public or private right-of-way, of an existing residential facility or residential treatment facility. group home.
 - (E) The exterior of the facility shall be compatible with the residential character of the neighborhood.
 - (F) The facility shall be reasonably accessible, by virtue of its location or transportation provided by the applicant, to medical, recreational and retail services required by its residents, and to employment opportunities, if applicable.
 - (G) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (H) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
 - (I)(G) The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents and will include a structured procedure whereby any neighbor grievances may be filed and resolved.
 - (J)(H) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

- (a) <u>Alcohol and Drug Addiction Treatment Facilities</u>: Alcohol and drug addiction treatment facilities are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) The proposed use shall meet all applicable Federal, State and/or local licensing requirements, certification requirements and/or business regulations.
 - (2) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy.
 - (3) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
 - (4) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
 - (5) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
 - (6) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
 - (7) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
 - (8)(3) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and promote safety.
 - (9)(4) For new buildings, when adjacent to Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35 feet') in height.
 - (10)(5) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or Residential District.
 - (11) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
 - (12) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
 - (13) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
 - (14) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve; and
 - (15)(6) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.
- (b) <u>Cemeteries and Mortuaries</u>: Cemeteries and mortuaries are subject to the following regulations:
 - (1) The site shall have direct access to a major thoroughfare, which the Zoning Official or Planning Commission, as applicable, determines is adequate to serve the size of the facility proportion.
 - (2) All buildings including, but not limited to crematories, mausoleums and mortuaries, shall not

- (3) All graves or burial lots shall be setback not less than fifty 50 feet (50') from any property line.
- (4) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (5) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (c) <u>Educational Facilities (Pre-K throughu 12th Grade)</u>, <u>Secondary Education</u>, <u>College</u>, <u>and Universities</u>: <u>Educational facilities</u>, <u>secondary education</u>, <u>college</u>, <u>and universities are subject to the following regulations in addition to the review standards in Section 1113.01</u>:
 - (1) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
 - (2) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (3) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
 - (4) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
 - (5)(1) In residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five 35 feet (35') in height.
 - (6)(2) An opaque-solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or residential district.
 - (7)(3) The applicant shall submit a plan that addresses indicating safe traffic ingress and egress, traffic circulation, and on-site parkingstudent parking, teacher parking, guest parking, student pick-up and drop-off circulation patterns, bus pick-up and drop-off areas, bus parking, bicycle parking, and other similar elements. The plan, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (d) <u>Essential Services</u>: <u>Essential service shall be allowed in any district insofar as permitted, authorized or regulated by law or other ordinance</u>. Buildings required in conjunction with an essential service may be permitted in any district when approved by the Planning Commission. In granting such permission, the Planning Commission shall take into consideration the location, size, use, and effect such building will have on adjacent land.
- (e) <u>Public Parks, Open Spaces, Recreation, and Preserves, Outdoor</u>: Playground equipment must be set back from all adjacent residential <u>lets</u> uses a minimum of 25 feet. <u>Principal buildings shall meet the same setbacks as a single-family dwelling.</u>
- (f) <u>Public Recreation and Event Space, Indoor</u>: Indoor public recreation and event spaces are subject to the following regulations. <u>Indoor public recreation and event space uses that require conditional use approval shall also be subject to the review standards in Section 1113.01</u>:
 - (1) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
 - (2) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (3) The proposed use shall comply with the Landscaping Standards contained in section 111 1.05.

(4) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to residentially-zoned properties.

- (5)(1) In residential districts, all buildings shall be set back an additional one (1) foot over the usual yard requirements for each one (1) foot of the building that exceeds thirty-five (35) 35 feet in height.
- (6)(2) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (g) <u>Religious and Cultural Facilities</u>: Religious and cultural facilities are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) The minimum lot size for religious and cultural facilities in agriculture and residential districts shall be two acres.
 - (2) For district in which religious and cultural facilities are a conditional use, the following standards shall apply:
 - (A) The place of worship facility shall be used only for the purposes of the local congregation or organization and shall not be operated as or in connection with any commercial use, except that the renting of rooms for community service purposes is permitted.
 - (B) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07.
 - (C) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in Section 1111.08, and shall be approved by the Planning Commission as a part of the Conditional Use Permit.
 - (D) The proposed use shall comply with the landscaping standards contained in Section 1111.06.
 - (E) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially zoned properties.
 - (F)(B) In residential districts, all buildings shall be set back an additional one foot (1')-over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five 35 feet (35') in height.
 - (G) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
 - (H)(C) A cemetery associated with a church shall require a separate Conditional Use Permit. under Section 1113.01(e)(6).
 - (H)(D) Nursery, kindergarten, day care and compulsory (grades 1 through 12) schools shall be permitted accessory uses to a church; however, any outdoor playgrounds, tot lots, exercise areas, etc., shall be enclosed or otherwise protected from traffic or other hazards. The area shall be enclosed by a fence or wall a minimum of five feet (5') in height, except when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet (6') high along the property line.

- (a) Alcohol Production and Sales: Alcohol production and sales, including both large scale and small scale facilities, are subject to the following regulations. Alcohol production and sale uses that require conditional use approval shall also be subject to the review standards in Section 1113.01;
 - (1) Each use shall manufacture and sell alcoholic beverages in accordance with the provisions of, and shall maintain current licenses as required by, The Ohio Division of Liquor Control and all other appropriate state agencies.
 - (2) No outdoor storage is permitted.
 - (3) All production shall be within completely enclosed structures.
 - (4) For large-scale facilities, all structures or areas associated with production or public use (including, but not limited to, outdoor dining or activity areas, tap rooms, production/bottling facilities, etc.) shall be set back a minimum of 200 feet from any side or rear property line.
 - (5) Such facilities may include a taproom or tasting room for the public, which may or may not serve food.
 - (6) Exterior storage structures that hold materials or products associated with the brewing, distilling, or storing process must be located in the side or rear yard. Such facilities shall be subject to the maximum height restrictions of the zoning district where they are located.
- (b) Assisted Living and Life-Skilled Nursing Care: Assisted Living and lifeskilled nursing care facilities are subject to the following regulations. Assisted living and skilled nursing care uses that require conditional use approval shall also be subject to the review standards in Section 1113.01:
 - (7)(1) :Single-family homes may not be used for such facilities.
 - (8)(2) The facility shall is not be equipped for surgical care or for treatment of acute disease or serious injury, and is shall not be primarily designed for patients being treated for mental illness or alcohol or drug addiction.
 - (9)(3) The proposed facility must meet all federal and/or state certification, licensing or approval requirements.
 - (10)(4) The proposed facility must meet local fire safety and Ohio Building Code requirements for the proposed use and level of occupancy.
 - (11)(5) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it.
 - (12)(6) The exterior of the facility shall be compatible with the residential character of the neighborhood.
 - (13) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (14) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (15) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially zoned properties.
 - (7) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.
- (b)(c) Automobile Fueling/Charging Stations: Automobile fueling/charging stations shall be subjee 202 the following regulations in addition to the review standards in Section 1113.01:

(1) Facilities shall be compatible with the surrounding area with sufficient accommodate existing and future uses.

- (2)(1) All outdoor storage, if permitted by Planning Commission, must be completely screened from view from adjacent properties and the street.
- (3) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
- (4)(2) All outdoor display areas, gasoline pumps, canopies, and any buildings used for service shall be located at least fifty (50) feet from any adjacent residential property or district.
- (5)(3) A solid wood fence, masonry wall, or hedge six feet feet (6') high shall be required along any property line adjacent to a residential use or district.
- (6)(4) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (7)(5) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (8)(6) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (9)(7) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (8) Automobile fueling/charging stations are subject to the vehicle stacking requirements of Table 1111.07-2: Required Number of Stacking Spaces.
- (10) Off-street, queuing space shall be provided for two (2) vehicles for each gasoline pump island located on the site. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drivethrough activities, and customer parking shall be located in the area with highest accessibility to customer sales.
- (11)(9) All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six inch (6") high curbing.
- (12) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (13) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (14) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- The proposed use shall comply with all federal, state and/or local underground storage facilities requirements, licensing requirements and/or business regulations.
- The fuel canopy shall be constructed of the same materials used on the principal (15)(11) building.
- Automobile Sales/Rental: Automobile sales/rental uses shall be subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) There shall be no parking or display of any vehicles within any right-of-way. The side/rear 203 minimum dimensions shall be twenty (20') 20 feet.

(2) All outdoor display, storage, and sales facilities and areas shall be maintained orderly condition.

- (3) The outdoor display of goods for sale shall not be located in areas intended for traffic circulation according to the site plan.
- (4) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (4)(5) Loudspeaker systems shall be located a minimum of 200 feet from a residential zoning district or use.
- (5) Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties.
- (6) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.
- (7)(6) All outdoor display, storage, and sales facilities shall be limited to those shown on the approved site plan.
- (8) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (9) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (e) Automobile Service/Repair, Heavy: Heavy automobile service/repair uses are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (10)(1) All activities, including, but not limited to, repair, restoration, cleaning, washing and drying operations, shall be performed entirely within an enclosed structure. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.
 - (2) There shall be no outside display of merchandise.
 - (3) All hydraulic hoists, oil pits and all lubricants, greasing and repair equipment shall be enclosed entirely within a building. Any areas of outdoor storage must be completely screened from view from adjacent properties and the street.
 - (11)(4) No unlicensed and/or inoperable vehicle shall be permitted on the property outside of the principal structure for more than forty-eight (48) 48 hours.
 - (12)(5) Where the proposed use includes body and fender repair or painting, there will be not emissions of odors, dust, smoke, gas or fumes from the premises on which the use is proposed to be located.
 - (13) All EPA guidelines for disposal or use of materials or chemicals shall be strictly complied with.
 - (14) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (15) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (16)(6) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or residential district.
 - (17) Cut-off type lighting fixtures shall be used in parking areas to minimize impact

205

- (18) A Conditional Use Permit for a vehicle repair shop to be operated in conjunction with a gasoline service station may be granted by Planning Commission, provided that the proposed use meets the requirements of this paragraph and paragraph (14).
- (f) <u>Automobile Service/Repair Light</u>: Light automobile service/repair uses are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (19) Facilities shall be compatible with the surrounding area with sufficient site area to accommodate existing and future uses.
 - (1) All activities, including, but not limited to, repair, restoration, cleaning, washing and drying operations, shall be performed entirely within an enclosed structure. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.
 - (2) There shall be no outside display of merchandise.
 - (20) All outdoor storage must be completely screened from view from adjacent properties and the street.
 - (21)(3) All hydraulic hoists, oil pits and all lubricants, greasing and repair equipment shall be enclosed entirely within a building. No outdoor assembly, storage, or repair of motor vehicles shall be permitted.
 - (22)(4) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
 - (23)(5) All outdoor display areas gasoline pumps, canopies, and any buildings used for service shall be located at least fifty (50) 50 feet from any adjacent residential property or district.
 - (24)(6) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or district.
 - (25)—The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
 - (26)(7) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
 - (27)(8) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
 - (28)(9) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
 - (29) Off-street queuing space for seven (7) vehicles shall be provided for every drive-through and drive-in facility, unless Planning Commission modifies this requirement Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns.
 - (30) Off-street, queuing space shall be provided for two (2) vehicles for each gasoline pump island located on the site. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities and customer parking shall be located in the area with highest accessibility to customer sales.
 - (31)(10) All areas not paved or covered by the building shall be landscaped and landscaped areas shall be separated from all paved areas by six inch (6") high curbing.

- (32) Any signage shall be of the type and size permitted in the zoning district up sign regulations, outlined in section 1111.08, and shall be approved by Planning as a part of the Conditional Use Permit.
- Section 7, ItemC.
- (33) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (34)(11) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially zoned properties.
- (d)(g) Bar, Lounge, Tavern: Bars, lounges, and taverns are subject to the following regulations:
 - (1) Such establishments shall be located at least two hundred fifty feet (250') 250 feet from a residential district, churches and schools.
 - (2) All activities shall take place in a fully enclosed sound-resistant building.
 - (3) The site shall be kept free of litter and debris. The use of bars, lounges or taverns shall be no later than 2:30 a.m., unless otherwise specified by Planning Commission in approving a Conditional Use Permit.
 - (4) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (5) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (6) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (e)(h) Bed and Breakfast: Bed and breakfast are subject to the following regulations:
 - (1) The facility shall be compatible with surrounding uses and shall be of sufficient site area to accommodate existing and future needs.
 - (2) Accessory structures and garages used by one or more of the allowed guests shall not contain cooking facilities.
 - (3) Breakfast shall be served on the premises only for the guests of the facility, and no other meals shall be provided. "Restaurants," as defined in Chapter 1103, included in Bed and Breakfasts shall be subject to the approval of Planning Commission.
 - (4) The owner shall maintain a record of the stays of all guests. The same guest or group of registrants shall not stay at the facility for a period of more than seven (7) consecutive days or more than fourteen (1421) total days within a given calendar year.
 - (5) The operator of the bed and breakfast facility must be the owner of record of the building, and hold no less than a fifty 50 percent (50%) interest in the property. The owner must occupy the property.
 - (6) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (7) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
 - (8)(6) The proposed use shall comply with the City's Parking Regulations, contained in section 1111.07. Driveways may be used as off-street parking areas, except for that portion of a driveway located between the property line and the curb. For parking, setbacks shall be not less than ten (10) 10 feet from any rear or side-yard lot line.

207

- (1) If located in a commercial zoning district, the services must be completed offsite.
- (2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
- (3) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.
- (4) Fleet vehicle parking areas shall be screened by landscaping and or fencing along all sides visible from the public right of way and from adjoining residential property.
- (5) No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.
- (6) No outdoor storage of any material or waste shall be permitted on site
- (g)(j) <u>Commercial Entertainment</u>: Commercial entertainment uses are subject to the following regulations. Commercial entertainment uses that require conditional use approval shall also be subject to the review standards in Section 1113.01:
 - (1) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
 - (2) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (3) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
 - (4) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
 - (5)(1) A six foot (6') high solid wood fence, masonry wall, or hedge shall be required along any property line adjacent to a residential use or residential district.
 - (6)(2) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
 - (7)(3) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer. Interconnecting circulation aisles between parcels shall be provided.
 - (8)(4) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Access to an arterial or collector street is required.
 - (9)(5) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
 - (10)(6) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and to promote safety.
 - (11)(7) When adjacent to a residential district, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five 35 feet in height. (35').
 - (12)(8) If adjacent to a residential use or residential district, such use shall not create expression of the nuisances.

(13)(9) The Planning Commission may limit the hours of operation of such u compatibility with adjacent uses.

- (h)(k) Commercial Recreation/Fitness,—(Indoor and Outdoor): Indoor and outdoor commercial recreation/fitness uses are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
 - (2) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (3) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (4) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.
 - (5)(1) A solid wood fence, masonry wall, or hedge six (6) feet high shall be required along any property line adjacent to a residential use or district.
 - (6)(2) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
 - (7)(3) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
 - (8)(4) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
 - (9) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
 - (10)(5) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
 - (11)(6) The exterior of any buildings shall be compatible with the residential character of the neighborhood.
 - (12)(7) In residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five 35 feet (35') in height.
 - (13)(8) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
 - (14)(9) The Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.
 - (15)(10) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (i)(I) Day Care Center: Day care centers are subject to the following regulations in addition to the

- (1) The proposed facility must meet State certification, licensing or approval requirements.
- (2) The proposed facility must meet local fire safety requirements for the proposed use and level of occupancy.
- (3) The exterior of the facility shall be compatible with the residential character of the neighborhood. and the use shall comply with the Landscaping Standards contained in section 1111.06.
- (4) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (5) The proposed use shall not require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07. Required parking shall be on the same lot as the principal use.
- (4) Day care centers are subject to the vehicle stacking requirements of Table 1111.07-2: Required Number of Stacking Spaces.
- (6) An on-site drop off shall be provided at the main entrance to the facility with queuing area sufficient to accommodate eight (8) automobiles for facilities with twenty 20 or fewer clients plus one (1) additional vehicle for each additional ten (10) clients served.
- (7)(5) The proposed use shall not generate an unreasonable increase in traffic volume and access to an arterial or collector street is required, or access shall be provided in a manner that does not cause heavy traffic on residential streets.
- (8)(6) There shall be on the site a safe outdoor play space or recreation area, which is enclosed or otherwise protected from traffic or other hazards. The space shall contain no less than 60 sixty square feet (60 sq. ft.) per client and shall provide an opportunity for supervised outdoor play or recreation each day in suitable weather. The area shall be enclosed by a fence or wall a minimum of five feet (5') in height, except when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet (6') high along the property.
- (9)(7) The City may require additional fencing, screening, or other measures necessary to protect the health, safety, and welfare of clients using day care centers in commercial, industrial, or other high hazard areas. It may also deny a request to locate a facility in such areas based on these considerations.
- (10)(8) Use of outdoor recreational areas shall be limited to between the hours of 7:30 a.m. and 8:00 p.m.
- (11)(9) All day care centers shall provide evidence of comprehensive liability insurance insuring against damage to property or physical injury, in combined single limit form, in an amount of twenty-five thousand dollars (\$25,000) per person authorized to be cared for.
- (12)(10) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.
- (j)(m) Event Venue, Indoor or Outdoor: Indoor and outdoor event venues are subject to the following regulations. Indoor or outdoor event venues shall also be subject to the review standards in Section 1113.01:
 - (1) As part of the conditional use approval, the Planning Commission may place upon an event venue a maximum number of events per year, the maximum number of guests, increased setback or buffering standards based on proximity of residential uses, or other reason determined by the Planning Commission.

(k)(n) Hotels and Motels: Hotels and motels are subject to the following regulations. Hotels conditional use approval shall also be subject to the review standards in Section 1113.

- (1) Parking and service areas shall be completely screened from view by a six foot (6') solid fence, wall or evergreen hedge when adjacent to a residential use or district.
- (2) Access to an arterial or collector street is required. Sufficient area shall be provided to accommodate vehicular loading, unloading and drop-off without conflicting with parking and drive-aisles.
- (3) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (4) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (5) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
- (6) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (7)(3) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (8) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (<u>l)(o) Landing Field</u>: Landing fields are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) The applicant must provide documentation that the proposed use meets all FAA requirements.
 - (2) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (3) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (4) Cut-off type fighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (m)(p) Medical Center/Clinic: Medical centers/clinics are subject to the following regulations. Medical centers and clinics that require conditional use approval shall also be subject to the review standards in Section 1113.01:
 - (1) The proposed use shall meet all applicable federal, state and/or local licensing requirements, certification requirements and/or business regulations.
 - (2) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy.
 - (3) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.

210

(4) The lot area shall be adequate to accommodate the required off-street parking requirem

- (5) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (6) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (7) Cut-off type fighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (8)(1) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and promote safety.
- (9)(2) When adjacent to residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five 35 feet (35') in height.
- (10)(3) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or residential district.
- (11)(4) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (12)(5) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (13)(6) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (14)(7) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (15)(8) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.
- (n)(q) Mixed Use: Mixed uses are subject to the following regulations:
 - (1) All uses within the building or development are permitted in the zoning district in which the building or development is located.
 - (2) To be considered mixed use, there shall be at least two uses integrated within the same building or lot.
- (r) <u>Personal Service</u>: Personal service uses are subject to the following regulations. <u>Personal service</u> uses that require conditional use approval shall also be subject to the review standards in <u>Section 1113.01</u>:
 - (3) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
 - (4) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
 - (5) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission part of the Conditional Use Permit.

(6) The proposed use shall comply with the Landscaping Standards contained in se

- (7) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (8) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line.
- (9)(1) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
- (10)(2) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.
- (11)(3) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (12)(4) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (13)(5) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (14)(6) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (15)(7) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (16)(8) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (s) <u>Restaurant, Quick Service</u>: Quick service restaurants are subject to the following regulations. <u>Quick service restaurants that require conditional use approval shall also be subject to the review standards in Section 1113.01:</u>
 - (17) All structures, including drive-in or drive-through windows and lanes, shall be set back at least one hundred (100) feet from any adjacent residential property.
 - (18) Drive-through menu board signs shall include freestanding, pole, pylon and monument signs. One drive-through menu board sign may be approved as part of the Conditional Use Permit, but only when all of the following conditions are fulfilled: the sign is located on the property to which it refers; the sign is not visible from the public right-of-way; the sign does not exceed six feet (6') in height; and the sign is located at least seventy-five feet (75') 75 feet from a residential district.
 - (19) Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties.
 - (20) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
 - (21)(1) A solid wood fence, masonry wall, or hedge six feet feet (6') in height shall be requaled along the property line on any side of the site adjacent to a residential property.

- (22) Off-street queuing space for seven (7) vehicles shall be provided for every and drive-in faculty, unless the Zoning Official or Planning Commission as applicate, meaning this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns.
- (23) Customer and employee parking shall be separated from drive-in and drive-through activities and customer parking shall be located in the area with highest accessibility to dining or sales areas. A bypass lane shall be provided adjacent to the drive though lanes, which shall be separate from space used for maneuvering.
- (24) The circulation system shall provide smooth, continuous traffic flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements.
- (25) Access shall be from an arterial street or commercial collector and shall be provided in a manner that does not cause heavy traffic on residential streets. Access to such facilities shall be provided in a manner that is least disruptive to pedestrian and vehicular traffic. Access drives shall be one hundred 100 feet (100') from an intersection. Two (2) access drives per facility may be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements.
- (26) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (27) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (2) Hours of operation may be regulated by the Zoning Official or the Planning Commission, as applicable. and made a part of the conditions of the Conditional Use Permit.
- (3) Quick service restaurants that have drive-throughs are subject to the regulations in Section 1107.19(g).
- (28)(4) Quick service restaurants that have outdoor dining areas are subject to the regulations in Section 1107.19(n).
- (29) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (o)(t) Restaurant, Standard: Standard restaurants are subject to the following regulations:
 - (1) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
 - (2) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
 - (3) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (4) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (5) Cut-off type fighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
 - (6) No portion of the structure or its appurtenances, including ancillary, associated, or aux

- (7) A restaurant shall not include drive-through facilities or any other facilities for eating or picking up food outside of the building except upon approval of a Food-Related Drive-Through Conditional Use by the Planning Commission, under section 1113.01(e)(14).
- (1) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or district.
- (8)(2) Restaurants that have outdoor dining areas are subject to the regulations in Section 1107.19(n).
- (9) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
- (10) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.
- (11) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (12) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (13) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (14) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (15) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (16)(3) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (p)(u) Retail: Retail uses including, Business Retail, Convenience Retail, Food/Beverage Related Retail, and General Retail, and Secondhand Retail are subject to the following regulations:
 - (1) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
 - (2) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in section 1111.07.
 - (3) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (4) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
 - (5) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighbore residentially-zoned properties.

(6) No portion of the structure or its appurtenances, including ancillary, associated equipment shall be located in front of the established building line.

- (7)(1) All outdoor retail and display areas, canopies, and any buildings used for service shall be located at least fifty 50 feet (50')-from any adjacent residential property or district and are subject to the regulations in Section 1107.19(o).
- (8)(2) When adjacent to residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five 35 feet (35') in height.
- (9)(3) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or residential district.
- (10)(4) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances.
- (11)(5) The Zoning Official or Planning Commission, as applicable, may limit the hours of operation of such use to assure compatibility with adjacent uses.
- (12)(6) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer.
- (13)(7) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
- (14)(8) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
- (15)(9) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
- (16)(10) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.
- (17) Grocery Food and Beverage establishments shall have staff trained in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority.
- (18)(11) Such use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (q)(v) Retail, Large Format: Large Format Retail uses shall be subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) All facades of a building that are visible from adjoining properties and/or public streets shall contribute to the pleasing-scale features of the building and encourage community integration by featuring characteristics similar to a front facade.
 - (2) All sides of a principal building that directly face an abutting public street shall feature at least one (1) customer entrance. Where a principal building directly faces more than two (2) abutting public streets, this requirement shall apply only to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street
 - (3) Facades greater than one hundred 100 feet (100') in length shall incorporate recesses and

projections a minimum of three feet (3')-in depth and a minimum of twenty-20 co (20') within each one hundred 100 feet (100') of facade length. Windows, awnings, only areas, and arcades shall total at least sixty-60 percent (60%) of the facade length facing a public street.

- (4) Smaller retail spaces that are part of a larger principal retail building shall be transparent between the height of three feet (3') and eight feet (8') above the walkway grade for no less than sixty 60 percent (60%) of the horizontal length of the building facade. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing. Smaller retail spaces shall have separate outside entrances.
- (5) Building facades shall include a repeating pattern that shall include no less than three (3) of the following elements: color change, texture change, material module change, or expression of architectural or structural bay through a change in plane no less than twelve 12 inches (12") in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) 30 feet, either horizontally or vertically.
- (6) Rooflines shall provide variations to reduce the massive scale of these structures and to add visual interest. Rooflines shall have a change in height every one hundred 100 linear feet (100') in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the Development Plan.
- (7) Predominant exterior building materials shall be of high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials.
- (8) Facade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.
- (9) Building trim may feature brighter colors than facade colors, but neon tubing is prohibited.
- (10) Each principal building or tenant space shall have a clearly defined, highly visible customer entrance with a minimum of three (3) of the following features: canopies, porticos, overhangs, recesses/projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- (11) Loading docks, trash collection, outdoor storage and similar facilities and functions, as provided for by the Ohio Building Code, shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited. No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty-20 feet (20') of any public or private street, public sidewalk or access easement, or internal pedestrian way. No delivery, loading, trash removal, or similar operations are permitted between the hours of 10:00 p.m. and 7:00 a.m., except in special circumstances and where steps are taken to reduce noise impacts.
- (12) Each retail development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2)-community amenities such as a patio/seating area, pedestrian plaza with benches, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately shaped area and/or a focal feature or amenity that adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

- (13) A continuous internal pedestrian walkway shall be provided from the pedestrian walkway shall be pedestrian walkway shall be pedestrian walkway shall be ped
- (14) Sidewalks shall be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet (6') from the facade of the building to provide planting beds for foundation landscaping.
- (15) Internal pedestrian walkways shall provide a weather protection feature such as an awning within thirty 30 feet (30') of all customer entrances.
- (16) The internal pedestrian walkways shall be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.
- (17) The proposed use shall comply with the City's Parking Regulations, contained in Section 1111.07, and no more than sixty-60 percent (60%) of the off-street parking area for the entire property shall be located between the front facade of the principal building and the primary abutting street, unless the principal building and/or parking lots are screened from view by outlot development and additional tree plantings and/or earth berms.
- (18) Where building facades face adjacent residential uses, an earthen berm shall be installed, no less than six feet (6') in height, containing at a minimum, a double row of evergreen or deciduous trees planted at intervals of fifteen 15 feet (15') on center. Additional landscaping may be required to effectively buffer adjacent land use as deemed appropriate.
- (19) Primary tenant spaces that exceed seven thousand five hundred 7,500 gross square feet (7,500 sq. ft.) in area shall be structurally designed to be easily divided into smaller tenant spaces.
- (20) Standing seam metal roofs are strongly preferred.
- (21) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (22) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (23)(21) In its discretion, the Planning Commission may waive or modify any of these requirements as they apply to a particular use.
- (r)(w) <u>Sexually Oriented Businesses</u>: Sexually oriented businesses are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) <u>Purpose</u>: It is the purpose of this Section to regulate Sexually Oriented Businesses in order to promote the health, safety, morals, and general welfare of the citizens of the City of Franklin, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of Sexually Oriented Businesses within the City of Franklin. The provisions of this Section do not have the purpose or effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Further, it is not the intent of this Section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Section to condone or legitimize the distribution of obscene material.
 - (2) <u>Findings</u>: The City Council has received substantial evidence concerning the adverse secondary effects of adult uses on the community in findings incorporated in the cases of City of Renton v. Playtime Theatres, Inc., 475 U.S. 41 (1986), Young v. American Mini Theatres, 426 U.S (1976), and Barnes v. Glen Theatre, Inc., 501 U.S. 560 (1991), and on studies in

communities including, but not limited to: Austin, Texas; Denver, Colorado; Fort Indianapolis, Indiana; Islip, New York; Kansas City, Missouri; Los Angeles, California, News, Virginia; New York, New York; Phoenix, Arizona; Seattle, Washington; St. Paul, Minnesota; Tucson, Arizona; and Whittier, California; along with Manatee County, Florida; New Hanover County, North Carolina; and the State of Minnesota.

- (3) <u>Definitions</u>: See Chapter 1103.
- (4) <u>Classification</u>: Businesses subject to Sexually Oriented Business licensing are classified as follows:
 - i. Adult arcades;
 - ii. Adult bookstores or adult media (video) stores or adult novelty stores;
 - iii. Adult cabarets;
 - iv. Adult entertainment establishments;
 - v. Adult motion picture theaters;
 - vi. Adult theaters;
 - vii. Nude or semi-nude model studios;
 - viii. Sex stores;
 - ix. Sexual encounter establishments; or
 - x. Any combination of classifications set forth in paragraphs (i) through (ix), above.
- (5) <u>Establishment and Location of Sexually Oriented Businesses</u>: A Sexually Oriented Business may be located only in accordance with the restrictions contained in (i) through (vii) below.
 - xi. A Sexually Oriented Business may be located only in the I-2 General Industrial Zoning District an area zoned for Industrial Use under this UDO.
 - xii. No Sexually Oriented Business may be established within five hundred 500 feet (500') of:
 - 1. A church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities;
 - 2. A public or private educational facility including child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities. School includes the school grounds, but does not include facilities used primarily for another purpose and only incidentally as a school;
 - 3. A boundary of a residential district as shown on the Zoning Map; or
 - 4. A public park or recreational area which has been designated for park or recreational activities including a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the City which is under the control, operation, or management of either the City or which is operated or managed by another public entity.
 - xiii. No Sexually Oriented Business may be established within five hundred 500 feet (500') of the property line of a lot regulated as a lawful non-conforming residential use as defined in this UDO.
 - xiv. No Sexually Oriented Business may be established, operated or enlarged within mve

Section 7, ItemC.

- xv. Not more than one Sexually Oriented Business shall be established or operated in the same building, structure, or portion thereof, and the floor area of any Sexually Oriented Business in any building, structure, or portion thereof containing another Sexually Oriented Business may not be increased.
- xvi. For the purpose of subsections (ii) & (iii) of this Section, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the principal building or structure or tenant space if located in a multi-tenant building used as the part of the premises where a Sexually Oriented Business is operated, to the nearest property line of the premises of a use listed in subsection (ii) & (iii).
- xvii. For purposes of subsection (iv) of this Section, the distance between any two Sexually Oriented Businesses or a Sexually Oriented Business and any Sexually Oriented Business shall be measured in a straight line, without regard to the intervening structures or objects, from the closest exterior wall of the structure or tenant space if located in a multi-tenant building in which each business is located.
- xviii. No Sexually Oriented Business that was in compliance with the above locational restrictions at the time that it received a license will be subsequently found not to be in compliance if, subsequent to the receipt of the license, a use listed in subsection (ii) is newly established or expands so as to be within five hundred 500 feet (500') of the Sexually Oriented Business.
- (6) <u>Additional Regulations Concerning Lot, Yard, Height. Parking. Building And Site Design</u> Standards. And Site Development Plan Requirements:
 - xix. Lot area and width, setbacks, buffering, yard area, height provisions and other site development requirements for a Sexually Oriented Business are those specified in the Industrial Districts of section 1107 of this UDO
 - xx. Parking requirements for Sexually Oriented Businesses are those specified in Section 1111.07 of this UDO. requirements for an Adult Cabaret are those specified for restaurants in section 1111.07 of this UDO.
 - xxi.xix. Parking requirements for other Sexually Oriented Businesses are those specified for retail stores in section 1111.07 of this UDO.
- (7) Sign Regulations for Sexually Oriented Businesses:
 - xxii.xx. All signs shall be "business signs and wall signs" as defined in Chapter 1103 and regulated in Section 1111.08 of this UDO, but in no event shall the maximum allowable sign area exceed forty (40) square feet. Any address sign area shall be included in the maximum sign area calculation.
- xxiii.xxi. Review and approval procedures for a sign permit for a Sexually Oriented Business shall be in accordance with this UDO.
- xxiv.xxii. No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or any area where they can be viewed from the sidewalk or street in front of the building.
- Window areas shall not be covered or made opaque in any way. No signs shall be placed in any window. A one-square-foot sign may be placed on the door to state hours of operation and admittance to adults only.
- (8) <u>Severability and Effect of Partial Invalidity</u>: If any paragraph, subsection or clause of this Section shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, and clauses shall not be affected.

(s) Skilled Nursing Facility: Skilled nursing facilities shall be subject to the following regulat

Section 7, ItemC.

- (9) Such use shall not be equipped for surgical care or for treatment of acute disease or serious injury, nor shall it be primarily designed for patients being treated for mental illness or alcohol or drug addiction.
- (10) The proposed facility must meet federal and/or state certification, licensing or approval requirements.
- (11) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy.
- (12) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in section 1111.07.
- (13) The exterior of the facility shall be compatible with the residential character of the neighborhood.
- (14) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (15) The proposed use shall comply with the Landscaping Standards contained in section 1111.06.
- (16) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- (17) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.
- (t)(x) <u>Veterinary Services</u>: Veterinary services shall be subject to the following regulations in addition to the review standards in Section 1113.01:
 - (18)(9) The proposed use shall not be in any structure housing a residential use.
 - $\frac{(19)(10)}{}$ There shall be no burial or incineration of animals on the premises.
 - (20) All activities shall be conducted within a totally enclosed and air-conditioned building. If the applicant proposes outside animal runs, stalls or cages, such use must be specifically approved by Planning Commission, under the conditions that Planning Commission deems appropriate to assure the use will not have a detrimental effect on adjoining uses, and may include, without limitation, restrictions on hours of use and additional buffering requirements. If Planning Commission approves such outside animal runs, stalls or cages, the same shall be kept in a clean and sanitary condition and shall be screened from the view of the traveling public and any adjacent residential uses. A screening plan must be submitted to the Planning Commission for approval.
 - (21) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (22) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (23) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.

(a) General I-1 Industrial Use Requirements:

- (1) <u>Lighting</u>: Exterior lighting shall be shaded wherever necessary to avoid casting direct light offsite.
- (2) <u>Noise</u>: Industrial uses shall not produce either continuous or intermittent noise at a level, at the property line, which causes harm or annoyance to adjacent property owners.
- (3) Odor: Industrial uses shall not emit odors or odor-causing substances that can be detected at the property line.
- (4) <u>Vibrations</u>: Industrial uses shall not produce vibrations that can be detected at the property line.
- (5) <u>Air Pollution, Smoke and Dust</u>: Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental Protection Agency, and shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.
- (6) <u>Heat and Glare</u>: Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.
- (7) <u>Toxic Material</u>: Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.
- (8) <u>Explosive Material</u>: Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.

(b) General I-2 Industrial Use Requirements:

- Lighting: Exterior lighting shall be shaded wherever necessary to avoid casting direct light offsite.
- (2) <u>Air Pollution, Smoke and Dust</u>: Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental Protection Agency, and shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.
- (3) <u>Heat and Glare</u>: Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.
- (4) <u>Toxic Material</u>: Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.
- (5) <u>Explosive Material</u>: Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.
- (c) <u>Distribution Center</u>: Distribution centers shall be subject to the following regulations. <u>Distribution centers that require conditional use approval shall also be subject to the review standards in Section 1113.01:</u>
 - (1) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
 - (2) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or con-

- (3) Fleet vehicle parking areas shall be screened by landscaping and or fencing a visible from the public right of way and from adjoining residential property.
- Section 7, ItemC.
- (4) No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.
- (5) No outdoor storage of any material or waste shall be permitted on site.
- (d) Fulfillment Center: Fulfillment centers shall be subject to the following regulations:
 - (1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.
 - (2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
 - (3) No outdoor storage of any material or waste shall be permitted on site.
- (e) <u>Self-Service Storage Facility</u>: Self-service storage facilities are subject to the following regulations in addition to the review standards in Section :
 - (1) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
 - (2) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
 - (3) A solid wood fence, masonry wall, or hedge six (6) feet in height shall be required along any property line adjacent to a residential use or residential district.
 - (4) The proposed facility must meet local fire safety and Ohio Building Code requirements for the proposed use and level of occupancy.
 - (5) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
 - (6) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
 - (7) The use shall meet the required number of loading spaces for industrial uses, as outlined in section 1111.07, unless otherwise required by Planning Commission.
 - (8) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
 - (9) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, and promote safety.
 - (10) No outside storage of any type shall be permitted.
 - (11) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential zoned properties.
- (f)(e) Warehousing, Primary Use: Warehousing as a primary use shall be subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) Warehousing is not permitted on a previously undeveloped property. This includes subdiv

an existing property to create a new buildable lot and demolishing an existing bu to construct a new warehouse as a primary use.

Section 7. ItemC.

- (2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
- (3) No outdoor storage of any material or waste shall be permitted on site.
- Warehousing, Secondary Use: Warehousing as a secondary use shall be subject to the following regulations:
 - (1) Warehousing is allowed as a secondary use to retail, manufacturing, or industrial uses on the same property.
 - (2) Secondary warehousing shall not exceed 35% percent of the total building area, unless specifically approved by the Planning Commission.
 - (3) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be used on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

1107.19 Accessory Use Standards

- (a) General Accessory Use Requirements:
 - (1) Permit Required: A permit is required to be issued before an accessory structure is constructed or installed, or before an accessory use may occur on a parcel or lot.
 - (2) Permit Process:
 - (A) The Zoning Official may issue an Accessory Use Permit to the owner of the property on which the proposed accessory structure use is to be located. The Zoning Official will base his decision upon a site plan submitted by the applicant and on the extent to which the plan demonstrates that the accessory structure or use is in conformance with the General Standards and the Specific Standards of this Section. If the Zoning Official denies an Accessory Use Permit, the applicant may file an appeal within twenty (20) days with the Appeals Board, in accordance with Section 1115.10.
 - (B) The applicant shall submit with his application the fee prescribed by the City's official fee schedule. section 1105.09.
 - (3) Location:
 - (A) No accessory structure shall be located in a platted easement;
 - (B) No accessory structure shall be erected in any front yard or court, unless specifically permitted herein; and
 - (C) Mechanical devices or units incidental to the operation or use of the principal building, as described, shall not be located nearer to any street than the nearest wall of the principal building in question, or nearer to any side or rear property line than three feet (3').
 - (4) Number of Accessory Structures/Lot Coverage: The number of accessory structures allowed shall be limited to coverage of thirty five 35 percent (35%) of the rear yard, including the principal structure.
 - (5) Height:
 - (A) No storage accessory structure shall exceed fifteen 15 feet (15') in height, ur 223 specifically permitted herein.

(B) No recreational accessory structure shall exceed fifteen 15 feet (15')

Section 7. ItemC.

- (C) No pet structure shall exceed six feet (6') in height.
- (D) Mechanical devices or units shall not exceed eighty-80 inches (80") in height.
- (6) Subdividing: Lots containing a principal structure and accessory structure may not be subdivided in order to create separate lots for the principal structure and accessory structure, unless the accessory structure is improved to be considered a principal structure. To be considered a principal structure, the proposed use, structure, and lot would need to be in conformance with the applicable provisions of this zoning code including providing adequate access, parking, landscaping and buffering, restroom facilities, accessibility features, and other applicable regulations for the use which is proposed and per the approval of the Zoning Official.
- (7) <u>Demolition of Principal Structure</u>: On a lot that contains a principal structure and accessory structure, if the principal structure is demolished the accessory structure shall not be deemed a principal structure, unless the accessory structure is improved to be considered a principal structure per subsection (6) above.
- (b) Antennas and Towers: Antennas and towers are subject to the following regulations:
 - (1) Location:
 - (A) No antenna tower or tower mast shall be located in or occupy any part of a front or side yard, and in a rear yard, must be at least five feet (5') from the rear property line.
 - (B) Antenna, antenna towers, including foundation guys and other components thereof, shall not project over any property line.
 - (C) An Antenna tower or tower mast may be mounted on the roof of a building in nonresidential zoning districts.

(2) Size:

- (A) In residential districts, no antenna tower or tower mast shall extend more than 15 feet above the ground site on which it is located.
- (B) In non-residential districts, no antenna tower or tower mast shall extend more than sixty 60 feet (60') above the ground site on which it is located.
- (C) An antenna tower or tower mast mounted on the roof of a building shall not extend more than 20 feet above the highest ridge of the roof.
- (3) Number: Not more than one antenna tower with antennae shall be erected on any lot or parcel of land, whether the same is freestanding, attached to a building wall, or mounted on a building roof. Provided, however, that this restriction shall not apply to a tower or antenna attached to a wall or mounted on the roof of a residence which does not project more than six feet (6') above the highest ridge of the roof, and if the maximum horizontal dimensions of such tower and antenna does not exceed twelve feet (12').
- (4) Applicability: All dish-type satellite signal receiving antennas are subject to the provisions set forth in this Section. Satellite signal receiving antennas shall comply with the restrictions contained herein so that the health, safety and aesthetic objectives of the community can be accomplished.
- (5) General Standards: An dish antenna, when installed in any zoning district shall be:
 - (A) Located to the rear of the principal building or structure, from any lot lines of adjoining lots, and not situated over or in any easement;
 - (B) Not visible from the street, except when either located on the side or rear wall of building, in the rear yard, or in the buildable area adjacent to the rear yard and

- (C) An accessory use subordinate to the principal use of the site;
- (D) Erected on a foundation designed to support the loads intended;
- (E) Screened from adjacent properties and landscaped;
- (F) Open-mesh type, if possible;
- (G) Wired underground;
- (H) Properly maintained;
- (I) Designed to withstand a wind force of up to seventy miles per hour (70 m.p.h.);
- (J) Installed only after an Accessory Use Permit have been issued. A building permit shall also be required when a foundation is involved.
- (K) Removed within twelve (12) months of ceasing operation or when replaced or unused.
- (6) <u>Standards for Installation in Residential Districts</u>: The following standards shall apply to the installation of dish antennae in any District zoned for permitted residential uses:
 - (A) Ground Installation:
 - (i) Installed in compliance with the General Standards for all zoning districts;
 - (ii) Installed as close to grade elevation as possible, and in no case shall any portion of the antenna exceeds a height of six feet (6') above the elevation of the ground site on which it is located. Where the ground under the foundation has been raised to a higher level than the surrounding surface, the permissible height of the satellite antenna shall be reduced by the height of such mound or raised surface; and
 - (iii) The maximum diameter of the dish shall not exceed three feet (3').
 - (B) Roof-Mounted:
 - (i) It does not project above the ridge of the roof to which it is attached; or if attached to a flat roof, it may not project more than three feet (3') above the coping or parapet of said roof;
 - (ii) A dish antenna shall not be mounted upon architectural features including but not limited to towers, cupolas or spires; and
 - (iii) A satellite antenna may be mounted to the side or rear walls of the principal building, but may not project above adjacent roof edge, ridge, and/or eave lines.
- (7) <u>Standards for Installation in Commercial or Office Districts</u>: The following standards shall apply to the installation of dish antenna in any District zoned for commercial or office uses:
 - (A) Ground Installation:
 - (i) Installed in compliance with the General Standards for all zoning districts:
 - (ii) Installed as close to grade elevation as possible, and in no case shall any portion of the antenna exceeds a height of fifteen feet (15') above the elevation of the ground site on which it is located. Where the ground under the foundation has been raised to a higher level than the surrounding surface, the permissible height of the satellite antenna be reduced by the height of such mound or raised surface;

(iii) The maximum diameter of the dish shall not exceed twelve

Section 7, ItemC.

226

(iv) Located in a yard not adjacent to a residential use or residential district.

(B) Roof-Mounted:

- (i) Shall be reviewed for safety, compatibility with surrounding development and for other design measures that screen or otherwise make the dish antenna appear less obtrusive;
- (ii) A dish antenna shall not be mounted upon architectural features including but not limited to towers, cupolas, spires or chimneys; and
- (iii) A satellite antenna may be mounted to the side or rear walls of the principal building, but may not project above adjacent roof edge, ridge, and/or eave lines.
- (8) <u>Standards for Installation in Industrial Districts</u>: The following standards shall apply to the installation of dish antenna in any District zoned for industrial uses:

(A) Ground Installation:

- (i) Installed in compliance with the General Standards for all zoning districts;
- (ii) Compatible in height with the surrounding development; and
- (iii) Located in a yard not adjacent to a residential use or residential district.

(B) Roof-Mounted:

- (i) Shall be reviewed for safety, compatibility with surrounding development and for other design measures that screen or otherwise make the dish antenna appear less obtrusive;
- (ii) A dish antenna shall not be mounted upon architectural features including but not limited to towers, cupolas, spires or chimneys; and
- (iii) A satellite antenna may be mounted to the side or rear walls of the principal building, but may not project above adjacent roof edge, ridge, and/or eave lines.
- (c) <u>Automated Teller Machine (ATM), Outdoor</u>: Outdoor ATMs are subject to the following regulations:
 - (1) The ATM shall be located on the same lot as the principal use.
 - (2) An ATM may be located in anythe front, side, or rear yard.
- (d) <u>Day Care Home, Type A</u>: Type A home day cares, as defined by this UDO and regulated by the Ohio Revised Code, are conditionally permitted as an accessory use to a principally permitted residential use subject to the approval of a Conditional Use Permit.
- (e) <u>Day Care Home, Type B</u>: Type B home day cares, as defined by this UDO and regulated by the Ohio Revised Code, are permitted as an accessory use to a principally permitted residential use.
- (f) <u>Decks, Patios, Porches, and Balconies</u>: Decks, patios, porches, and balconies are subject to the following regulations:

(1) Location:

- (A) All decks, patios, porches and balconies shall be attached or contiguous to the principal structure or principal building.
- (B) Decks, patios, and porches may be located in an interior side yard or rear yard

Section 7, ItemC.

- (C) Decks, patios, and porches may be located in any yard and area not subject to front, side, or rear yard setbacks as long as the structure is completely located on private property and does not interfere with the public sidewalk or walkway.
- (D) Front porches shall have a minimum front yard setback of no less than ten 10 feet (10') (see 1107.27(e)(1)(B)).
- (E) Balconies shall be located completely within the buildable area.
- (2) <u>Encroachments</u>: The following requirements apply only to decks and patios and porches that encroach into required yards, and shall not apply to decks, patios or porches that are located entirely within the buildable area:
 - (A) Decks and Patios:
 - (i) The deck platform or patio shall meet all requirements of the City's Building Code.
 - (ii) The deck or patio shall have no solid walls or roof planes of any kind, except a guardrail, which may be up to thirty-eight 38 inches (38") in height above the top of the deck or patio.

(B) Porches:

- (i) The porch shall be freestanding and directly adjacent to the principal building, or attached to the principal building.
- (ii) The porch shall have railings or walls on the sides not exceeding thirtyeight 38 inches (38") in height from the platform.
- (g) <u>Drive-Throughu</u> for <u>Restaurant Use</u>: Drive-th<u>roughru</u>'s for retail or restaurant uses are subject to the following regulations:
 - (1) All structures, including drive-in or drive-through windows and lanes, shall be set back at least one hundred (100) feet from any adjacent residential property.
 - (2) Drive-through menu board signs shall include freestanding, pole, pylon and monument signs. One drive-through menu board sign may be approved as part of the Conditional Use Permit, but only when all of the following conditions are fulfilled: the sign is located on the property to which it refers; the sign is not visible from the public right-of-way; the sign does not exceed six feet (6') in height; and the sign is located at least seventy-five feet (75') from a residential district.
 - (3)(2) Audible electronic devices such as loudspeakers and similar instruments shall be set back a minimum of 75 feet from any residential district and shall not be audible beyond the property line. Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties.
 - (4) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
 - (5) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along the property line on any side of the site adjacent to a residential property.
 - (3) Drive-throughs for retail or restaurant uses are subject to the vehicle stacking requirements of Table 1111.07-2: Required Number of Stacking Spaces.
 - (6)(4) Off-street queuing space for seven (7) vehicles shall be provided for every drive three and drive in faculty, unless the Zoning Official or Planning Commission, as applicable, mod this requirement. Queuing spaces shall not block or otherwise interfere with parking or site

- (7)(5) Customer and employee parking shall be separated from drive-in and drive-throughus activities and customer parking shall be located in the area with highest accessibility to dining or sales areas. A bypass lane shall be provided adjacent to the drive though lanes, which shall be separate from space used for maneuvering.
- (8)(6) The circulation system shall provide smooth, continuous traffic flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements.
- (9) Access shall be from an arterial street or commercial collector and shall be provided in a manner that does not cause heavy traffic on residential streets. Access to such facilities shall be provided in a manner that is least disruptive to pedestrian and vehicular traffic. Access drives shall be one hundred 100 feet (100') from an intersection. Two (2) access drives per facility may be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements.
- (10) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
- (11) The proposed use shall comply with the Landscaping Standards contained in section 1111.06, and the City's Parking Regulations, contained in section 1111.07.
- (12) Hours of operation may be regulated by the Planning Commission, and made a part of the conditions of the Conditional Use Permit.
- (13) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- (h) <u>Dwelling, Accessory Unit</u>: Accessory dwelling units are subject to the following regulations in addition to the review standards in Section 1113.01:
 - (1) Accessory dwelling units The in-law suite must be located in the principal structure, which includes attached garages or areas over attached garages, and shall only include basements when such basements have their own, separate ingress and egress.
 - (2) The Maximum size of the in-law suite shall not exceed eight hundred sixteen 816 square feet (816 sq. ft.).
 - (3) The structure must maintain a single-family residential appearance that blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided and approved by Planning Commission. Said plans shall include a landscape plan, which will be followed as approved.
 - (4) The accessory dwelling unit in-law suite may be located on the first or second floor.
 - (5) Maximum lot coverage by all structures on one lot is thirty five 35 percent. (35%).
 - (6)(5) All accessory dwelling units in-law suites must meet the current edition of the Ohio Building Code.
 - (7)(6) The property owner must live on site, and the accessory dwelling unit in-law suite must be subservient to the principal use of the property as a dwelling.
 - (8)(7) The accessory dwelling unit in-law suite shall be occupied only by a member of the family of the owner of the principal residence, who is related to the owner by blood, marriage adoption.

(i) <u>Electric Vehicle (EV) Charging Stations</u>: Electric vehicle (EV) charging stations are following regulations:

Section 7, ItemC.

- (1) Level 1 and Level 2 EV charging stations are allowed as an accessory use to any permitted principal use in any district. Level 3 EV charging stations are allowed as an accessory use to any multi-family residential use or any non-residential use.
- (2) Charging stations shall be reserved and designated for the charging of electric motor vehicles only. Information regarding amperage and voltage levels, time limits, cost, towaway provisions, and contact information shall be posted in the spaces.
- (3) Where permitted, EV charging stations may be located in any yard, but shall be set back a minimum of five feet from any adjoining public right-of-way.
- (4) EV charging stations shall not interfere with vehicle, bicycle, or pedestrian access and circulation, or with required landscaping.

(i) Fences/Walls:

(1) General Requirements:

(A) Barbed-Wire Fences:

- (i) Fences or walls having wire or metal prongs or spikes or cutting points or edges of any kind shall be prohibited in any residential district and in the Downtown Districts, unless the use is a governmental or institutional function.
- (ii) Barbed-wire fences may be permitted in the C-1 and C-2 Districts, the Industrial Districts, the Agricultural District, and the Parks and Recreation District only where a need for security is proven.
- (iii) The use of barbed-wire shall be limited to three (3) strands, shall be at least six feet (6') from the ground, and shall be attached to the top of a security fence.

(B) Electric Fences:

- (i) Fences or walls which are charged with an electrical current shall be prohibited in all Districts, excepting:
 - Electric fences installed pursuant to an Electric Fence Conditional Use Permit issued in accordance with this UDO; and
 - (2) Electric fences used to contain livestock in the Agricultural District installed pursuant to a fence permit issued in accordance with this UDO.
- (C) Picket Fences: Picket fences shall have pointed blunted.
- (D) Construction on Mound: Where a fence/wall, ornamental feature or hedge is constructed on a mound, or where the ground under same has been raised to a higher level than the surrounding surface, the permissible height of the fence/wall, ornamental feature or hedge shall be reduced by the height of such mound or raised surface.
- (E) Safety: No person shall install or cause to be installed along or adjacent to the boundary line of the front yard of any lot or parcel of ground in this City, any barrier composed of one or more strands of wire, rope, cord, plastic or other type of line, stretched between stakes, poles, trees or other supports, located as a described. However, a temporary barrier of such type, so constructed or market

to be readily visible, may be installed to prevent damage to a newly or other new planting or new driveway/sidewalk. The temporary barmaintained only for such length of time as is reasonably necessary.

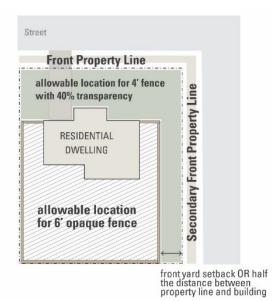
Section 7, ItemC.

- (F) Intersection Clearance: On a corner lot, the "intersection clearance zone" is an area between the curb line or edge of pavement of the two intersecting streets and a diagonal line connecting the curb or edge of pavement of intersecting streets at a point thirty 30 feet (30') from their point of intersection. In this intersection clearance zone, no fence/wall, ornamental feature, snow fence, mound or hedge shall exceed thirty-two 32 inches (32") in height above the grade of the edges of the pavement or street gutter; however, in an intersection clearance zone, a plant or tree not exceeding two feet (2') in diameter at a point thirty-two 32 inches (32") above the grade of the edges of the pavement or street gutter and whose foliage is kept trimmed to such diameter up to at least seven feet (7') above the grade, shall be permitted.
- (G) Downtown Districts: Fences in the Downtown Districts, when associated with a public gathering area, eating area, open space, or similar use, may be erected without a principal structure on the site.
- (H) Variance: Variances to the requirement of this Chapter shall be made in accordance with section 1115.10, except that no variance may be granted to allow an electric fence or a barbed-wire fence in a prohibited District, nor to allow the use of razor wire in any District.
- (I) Enforcement and Penalties: The Zoning Official shall follow Section 1105.12 in enforcing this Section of the UDO.

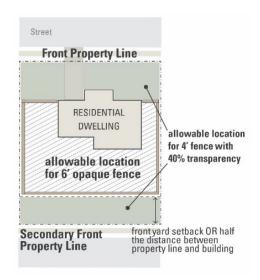
(2) Lot Requirements:

- (A) Interior Lots:
 - (i) Front Yards
 - (1) Fences and walls located in any front yard shall be a maximum height of four feet and contain a minimum of 40 percent transparency, unless specifically authorized herein. Such fences and walls shall be constructed out of wood, iron, aluminum, vinyl, stone, block, or other similar material if approved by the Zoning Official or their designee.
 - (2) Fences may be permitted in the front yard of the Downtown Districts if it is ornamental in nature and for the purpose of enclosing outdoor dining or sitting areas. Such fences shall be limited in height to four feet and shall be designed with at least 50 percent opacity. Chain link, untreated/unpainted wood, and vinyl fences are not permitted in the front yard.
 - (3) Fences in the side and rear yard are subject to the regulations in section 1113.5(h). Fences shall not be permitted in the public right-of-way, unless specifically permitted by the city manager or their designee.
 - (4) Chain link fences, construction fences, wire fencing (not including Kentucky Board fencing), and pallets are not permitted in a front yard.
 - (5) A non-residential property may be permitted to have a fence or wall in the front yard that is opaque and a maximum heig 230 six feet (6') in height for the purpose of satisfying a buffering

- (5)(ii) Side and Rear Yards: A fence or wall may be located in a rear or side yard if the fence does not exceed at any point, six feet in height above the elevation of the surface of the ground at such point.
- (B) Corner Lots and Through Lots: For corner lots and through lots, there are two or more sides of the property that are adjacent to a street or right-of-way. Fences and walls on such lots are treated as follows:
 - (i) For the purpose of this section, the frontage that is aligned with the primary entrance to the structure, as determined by the Zoning Official or their designee, shall be considered the front yard. The other yard(s) that front a street or right-of-way, but do not include the primary entrance shall be considered secondary frontages.
 - (ii) For corner lots, fences located in the secondary front yard (between the secondary front property line and the side building line of the structure) may be up to six feet—(6') in height and opaque if the fence is set back from the secondary front property line a minimum distance that is equal to the required front yard setback or one-half the distance between the secondary front property line and the side building line, whichever is less.



(iii) For through lots, fences in the secondary front yard (between the secondary front property line and the rear building line of the structure) may be up to six feet—(6') in height and opaque if the fence is set back from the secondary front property line a minimum distance that is equal to the required front yard setback or one-half the distance between the secondary front property line and the rear building line, whichever is less.



- (iv) Fences located between the front property line and the primary entrance of the house are subject to the regulations in Section 1107.19(jk)(2). Additionally, fences in the secondary front yard that are located between secondary front property line and the halfway point between the property line and the building line are subject to the regulations in Section 1107.19(jk)(2).
- (3) Fence Construction: Fences and walls shall be constructed so all supporting cross-elements, exposed posts, or other similar features shall face the interior of the property. This provision shall not apply if the adjacent property owner(s) consent in writing to allow the supporting cross-elements or exposed posts to face outward towards the exterior of the property. Fences shall be erected so that no exposed posts or supporting cross-elements face public property. This provision shall not apply if the fence is the same on both sides such as split rail fences or board and batten fences.
- (4) <u>Double Fences</u>: No fence or fences shall be constructed so that there are two more-or-less parallel fences in the same yard, unless there be a distance of at least five feet (5') between the fences or their appurtenances.
- (5) <u>Snow Fences</u>: Temporary snow fences, forty-two 42 inches (42") or less in height, may be erected during the months of November through March each year. Such fences are to be used only to control the drifting of snow on walks, driveways, streets or alleys.
- (6) Mounds:
 - (A) No mound exceeding thirty-two 32 inches (32") in height.
 - (B) No mound shall be erected in the intersection clearance zone, as defined in Section 1107.19(jk)(1), on corner lots.
 - (C) The grading and drainage of mounds shall follow the requirements set forth by the City Engineer.
- (7) <u>Retaining Walls, Dry-Stacked Stone Decorative Walls and Entry Features</u>: May be located in front yards, side yards, and rear yards as follows:
 - (A) Shall not exceed height of thirty-six-36 inches (36") if located in a front yard;
 - (B) Shall not be erected in the intersection clearance zone, as defined in Section 1107.19(jk)(1)(F), on corner lots.
- (k) <u>Garages and Carports, Detached</u>: Detached garages and carports are subject to the following regulations:
 - (1) Setbacks: No detached garage or carport shall be permitted nearer to any front lot line than

sixty 60 feet (60'), provided that in the case of a corner lot, where the choice by Section 7, ItemC. the longer street lot line is approved, this requirement shall apply only to the distant at least building from the shorter street lot line. A detached garage or carport shall be distant at least

ten 10 feet (10') from any dwelling situated on the same lot, and at least three feet (3') from any lot lines of adjoining lots and shall not occupy any easement.

- (2) <u>Timing of Construction</u>: No detached garage or carport shall be erected or constructed prior to the erection or construction of the principal or main building, except in conjunction with the same.
- (3) Quantity: There shall be no more than one detached garage or carport per dwelling unit.
- (4) <u>Height</u>: No detached garage or carport shall exceed the following height limitations, unless specifically permitted under separate City Ordinance; or, if converted to habitable use, shall exceed the rear yard height plane limits required for principal structures. A detached garage or carport roof shall not exceed the height dimensions allowed for the principal use, excepting that the Appeals Board may approve increased height to meet unusual circumstances as a variance if such a variance will not be detrimental to the adjacent property. The top plate wall height supporting all sloping roofs shall not exceed nine feet (9') above the parking floor elevation of the garage, and the maximum height to coping or parapet for all flat and sloping roofs with pitches less than four feet (4') of vertical rise in twelve 12 feet (12') of length shall not exceed fifteen 15 feet (15') at any point above the parking floor elevation of the garage.
- (5) <u>Area Limits</u>: The maximum area of a detached garage is 600 square feet. In no case shall the floor area of a detached garage or carport exceed 60 percent of the area of the dwelling unit. A detached or connected garage located completely within the buildable area of a lot shall not be subject to the limitations associated with detached garages. It shall be governed by the limitations regulating principal buildings in the zoning district in which it is located, except that it may not be used as an additional dwelling unit unless permitted in that zoning district.
- (I) <u>Home Occupations</u>: The purpose of the provisions in this Section is to protect the character of residential neighborhoods while recognizing that advances in technology and telecommunications and changes in the job market have diminished the importance of traditional workplaces. These regulations are intended to recognize this shift and to allow in residential structures, where appropriately limited, nonresidential activities that are clearly subordinate and incidental to the residential use of the property and which are compatible with the residential character of the neighborhood.
 - (1) Home Occupation, Type A: This type of home occupation has little or no impact on the surrounding residential area and requires no permit. In general, a Home Occupation Type A is located and conducted so that the average neighbor, under normal circumstances, would not be aware of its existence. Regulations: A Home Occupation Type A shall be a permitted accessory use in any residential district only if all of the following regulations are met:

(A) General:

- (i) The use is compatible with the residential use of the property and the surrounding residential uses.
- (ii) Retail sales of merchandise, products or goods shall be prohibited, provided, however, that orders previously made by telephone, internet, or at a sales party or meeting may be filled on the premises. That is, direct retail sales of products or goods off display shelves or racks is not permitted, but client/customer may pick up an order placed earlier, as described above.
- (B) <u>Employees</u>: The use is owned or conducted by one or more residents of the dwelling and only employs residents of the dwelling unit in which it is located.

- (i) The use is conducted wholly within the dwelling, and any s sales, service or production does not occupy more than twelve to person (20%) of the ground floor area of the dwelling unit, excepting Type B Family Day Care Homes.
- (ii) The use, including any storage of materials or equipment related thereto, shall be carried on entirely within the dwelling or unit and not in an accessory structures; however, part of the floor area of an attached garage may be used if the use does not occupy parking spaces required for the dwelling use by the parking regulations of this UDO, outlined in section 1111.07.
- (iii) The use shall not constitute primary or incidental storage facilities for a business, industrial or agricultural activity conducted on the premises.

(D) Exterior Appearance:

- (i) The exterior appearance of any structure on the premises shall not be altered nor shall there be any structural modifications of the residence or garage, such as a separate business entrance. The use within the principal structure shall not be conducted in a manner that would cause the premises to differ from its residential character or which is inconsistent or incompatible with the normal scale, orientation or appearance of neighboring dwellings. No activity, materials, goods or equipment indicative of the use shall be visible from any public way or adjacent property.
- (ii) There shall be no outside appearance of the use, including, but not limited to, parking, signs or lights, excepting that one nameplate sign, attached flush to the dwelling and not exceeding two square feet (2 sq. ft.) in area shall be permitted. Neither freestanding nor illuminated signs shall be permitted.

(E) Hours of Operation:

- (i) In no case shall the home occupation be open to on-site clients or customers earlier than 7:00 a.m., nor later than 7:00 p.m., excepting parties and meetings held for the purpose of selling merchandise or taking orders. Other motor vehicle traffic relating to the conduct of the use shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m.
- (ii) Parties or meetings within the dwelling, held for the purpose of selling merchandise or taking orders, shall not be held more than four times each month.

(F) Parking/Traffic:

- On-site clients or customers shall not exceed six (6) per day., excepting Type B Family Day Care Homes.
- (ii) The use does not necessitate the parking of more automobiles than can be accommodated in the dwelling or unit's driveway.
- (iii) The use shall not generate a significantly greater volume of traffic than would normally be expected in a residential area. The number of deliveries, pick-ups, origin, or destination trips relating to the use shall not exceed three (3) per day.
- (iv) There shall be no merchandise or goods sold, or services rendered require receipt or delivery of merchandise, goods or equipment other

(G) Environmental Impact:

- (i) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including visible or audible interference with radio and television reception or which cause fluctuation in line voltage off the premises.
- (ii) The use shall not generate any solid waste or sewage discharge, in volume or in type, which is not normally associated with residential use in the neighborhood.
- (iii) No highly explosive, toxic or combustible material shall be used or stored on the premises.
- (H) Other Applicable Laws or Regulations: The use may not involve any illegal activity; it shall be the homeowner's responsibility to ensure compliance with all applicable state and federal regulations.
- (2) Home Occupation, Type B: This type of Home Occupation has the potential for greater impact on the surrounding residential area and therefore requires a Conditional Use Permit. All persons conducting home occupations that classify as Type B, and which are planned, presently existing, or which are established, changed or enlarged after this chapter is in effect, shall be required to obtain a Conditional Use Permit. Initial application for a Conditional Use Permit for a Home Occupation Type B shall require a public hearing.
 - (A) <u>Application</u>: The application process shall be the same as for other Conditional Uses under this Zoning Code.
 - (B) <u>Regulations</u>: A Conditional Use Permit for a Home Occupation Type B in any residential district may be granted if all of the following regulations are met:

(C) General:

- (i) The use is compatible with the residential use of the property and the surrounding residential uses.
- (ii) The retail sales of products or goods, particularly products or goods produced on the premises, may be permitted by the Planning Commission provided that such merchandise or goods are specified and approved as a part of the application for the Permit, and provided that the Planning Commission determines that such retail sales will not become a detriment to or have an adverse impact on the existing residential character of the lot or neighborhood.
- (D) <u>Employees</u>: The use is owned or conducted by residents of the dwelling unit in which it is located and employs not more than two (2) employees who are not residents of the dwelling or unit.

(E) Area:

- (i) The use is conducted within the dwelling, and any space used for sales, service or production does not occupy more than twenty-five 25 percent (25%) of the ground floor area of the dwelling unit.
- (ii) Accessory structures may be used for storage of materials and equipment related to the use, provided that such buildings comply with setback and other requirements for accessory structures as contained this UDO.

(iii) The use shall not constitute primary or incidental storage business, industrial or agricultural activity conducted off the

Section 7, ItemC.

(F) Exterior Appearance:

- (i) Alterations to the exterior appearance of any structure in connection with the use may be permitted by the Planning Commission provided that such alteration is specified and approved as a part of the application for the Permit, and provided that the Planning Commission determines that such alteration will not cause the premises to differ from its residential character, nor be inconsistent or incompatible with the normal scale, orientation or appearance of neighboring dwellings. No activity, materials, goods or equipment indicative of the use shall be visible from any public way or adjacent property.
- (ii) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, outlined in section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit.

(G) Hours of Operation:

- (i) Depending upon the foreseeable impact the intensity of a particular use may have on the surrounding neighborhood, it is within the discretion of the Planning Commission to limit the operations of a particular use to certain operating hours as a condition of granting a Permit. Should Planning Commission tail to establish operating hours for the use, in no case shall the home occupation be open to on-site clients or customers earlier than 7:00 a.m., nor later than 7:00 p.m., excepting parties and meetings held for the purpose of selling merchandise or taking orders.
- (ii) Parties or meetings within the dwelling for the purpose of selling merchandise or taking orders shall not be held more than four times each month.

(H) Parking/Traffic:

- (i) Clients or customers shall not exceed twelve (12) per day on average.
- (ii) At least two (2) off-street parking spaces shall be provided, unless this requirement is waived by the Planning Commission. No required parking shall be provided in any front yard, except for the driveway, which may be used to fulfill this requirement. There shall be no paving or modification of the front yard for parking purposes other than the customary space used for the driveway.
- (iii) The use shall not generate a significantly greater volume of traffic than would normally be expected in a residential area. The number of deliveries, pick-ups, origin, or destination trips relating to the use shall not exceed five (5) per day.
- (iv) There shall be no merchandise or goods sold, or services rendered that require receipt or delivery of merchandise, goods or equipment other than by passenger motor vehicle, parcel delivery service, or U.S. mail service. No deliveries by tractor/trailer are permitted.

(I) Environmental Impact:

(i) No equipment or process shall be used which creates noise, vibra glare, fumes, odors or electrical or electronic interference, inclu

visible or audible interference with radio and television rece cause fluctuation in line voltage off the premises.

Section 7, ItemC.

- (ii) The use shall not generate any solid waste or sewage discharge, in volume or in type, which is not normally associated with residential use in the neighborhood.
- (iii) No highly explosive, toxic or combustible material shall be used or stored on the premises.
- (J) Other Applicable Laws or Regulations: The use may not involve any illegal activity; it shall be the homeowner's responsibility to ensure compliance with all applicable state and federal regulations.
- (3) Validity: The Conditional Use Permit for the Home Occupation Type B may be issued for an initial period of one (1) year and renewed for three (3) year periods thereafter. Conditional Use Permits shall be specific to the owner of the Home Occupation and the dwelling or unit for which the Home Occupation is approved; they shall not be transferable to a subsequent owner of the designated dwelling or unit, nor shall they transfer with the owner to another location. A Home Occupation Type B shall terminate upon the dwelling no longer being used for such Home Occupation or upon the sale or change of ownership of such dwelling or land, or upon violation of any provisions of this Section.
- (4) Renewals: The owner of the Home Occupation Type B is responsible for applying for renewals of the Conditional Use Permit. Upon application for renewal, the Zoning Inspector Official shall inspect the premises for conformance with the original Permit and shall review the record regarding the Permit and shall make a recommendation to the Planning Commission. If the Planning Commission finds no cause to disallow renewal of the application or cause for review of the application, the Planning Commission may authorize the Zoning Official to administratively approve the renewal application. If the Planning Commission determines the use has been the subject of unresolved complaints or violations of conditions or for other good cause, the Planning Commission may cause the application to come before the Planning Commission for a public hearing, may review the application as if it were a new application, and may renew the Permit as is, may renew the Permit with added conditions as the Planning Commission finds appropriate, or may deny and/or revoke the Permit.
- (5) <u>Revocations</u>: The following shall be considered as grounds for the revocation of a Home Occupation Conditional Use Permit at any time during the term of the Permit:
 - (A) Any change in use or any change in extent of use, area of dwelling or unit being used, or mechanical or electrical equipment being used that is different from that specified as permitted in the granted Permit, which is not first approved by the Zoning Official.
 - (B) Any change in use or any change in extent of use, area of dwelling or unit being used, or mechanical or electrical equipment that results in a violation of these regulations.
 - (C) Failure to allow periodic inspections by the Zoning Official or his designee at any reasonable time when an adult member of the family is present.
- (6) <u>Firearms Dealers</u>: Any person wishing to operate a firearms dealer business as a home occupation must have a current and valid Federal firearms license before conducting any such business. Any Federal firearms "stocking" type license shall automatically be considered a Home Occupation Type B and shall require a Conditional Use Permit.
- (7) <u>Prohibited Uses</u>: The following shall not be considered as Home Occupations and shall not be permitted as either Home Occupation Type A's or Type B's:

Section 7, ItemC.

- (B) Kennels.
- (C) Clinical or Medical Centers.
- (D) On-site major appliance or large equipment repair.
- (E) Mortuaries.
- (F) Antique shops or sales.
- (G) On-site Motor vehicle, lawn mower, trailer or boat repair, service, sales, or rentals, or trailer rentals.
- (H) Restaurants, taverns, or private clubs.
- (I) Yard, lawn, garage or porch sales.
- (J) Animal obedience training schools.
- (K) Music, dance, business, exercise, art or martial art schools.
- (L) Tourist homes, rooming houses, bed and breakfasts.
- (M)Retail or wholesale distribution or sales of household goods or food products.
- (N) Any other use found to be prohibited by the Planning Commission.

(8)(6) Miscellaneous:

- (A) In the case of a dwelling or unit that is part of a common interest ownership community (a community in which at least some of the property is owned in common by all of the residents) the provisions of this Section shall not be deemed to supersede any deed restrictions, covenants, agreements, master deeds, by-laws or other documents that prohibit Home Occupations within dwellings or units in the community.
- (B) The provisions of this Section shall not be construed as limiting in any manner the powers or authority of the City of Franklin to protect the health, safety and welfare of its residents, including the investigation and elimination of nuisances.
- (m) Open-Sided Structures: Open-sided structures are subject to the following regulations:
 - (1) Height:
 - (A) All open-sided structures shall be limited to one story.
 - (B) The height to the top of the highest roof ridge beam, or to the highest point of any other roof form, from the finished floor may not exceed fifteen 15 feet (15').
 - (C) If the structure is built on a mound, deck, or other elevated surface, the height of this elevated surface at its highest point above grade shall be added to the height of the structure to determine the overall height of the structure being measured.
 - (2) <u>Area</u>: The area of an open-sided structure may not exceed two hundred 200 square feet (200 sq. ft.).
 - (3) <u>Materials</u>: All finished roof surfaces, except for flat roofs, shall be metal, seal-tab asphalt shingles, clay tile, slate or wood shingles. All other finish surfaces shall be either wood, brick, stone, screen or any combination thereof.
 - (4) <u>Location</u>: All such structures shall be located at least five feet (5') from any lot lines of adjoining lots, and shall not occupy any easement.
 - (5) <u>Illumination</u>: Illumination of the structure exterior is prohibited. Illumination within the structure shall not exceed seventy (70) foot candles measured at a horizontal plane three feet at

the finished floor.

Section 7, ItemC.

(n) <u>Outdoor Dining</u>: Outdoor dining areas may be permitted as an accessory use to a restaurant or similar use in the Downtown Districts, as approved by the city manager or their designee. The location of the outdoor dining area shall not interfere with pedestrian movement on any sidewalk or walkway by providing a clear sidewalk or walkway of at least four feet in width (considering the location of chairs when being used). Outdoor dining areas may be covered with a roof, trellis, or pergola; or may be closed permanently or temporarily to protect against the weather if approved by the city manager or their designee.

- (o) <u>Outdoor Retail and Display</u>: Outdoor retail and/or display areas may be permitted as an accessory use to a retail store or similar use in the <u>Downtown Districts</u>, as approved by the city manager or their designee. The placement of merchandise shall not interfere with pedestrian movement on any sidewalk or walkway by providing a clear sidewalk or walkway of at least four feet in width. The placement of merchandise shall also not interfere with vehicular circulation or be located on any landscaped area.
- (p) <u>Outdoor Storage</u>: Outdoor storage is subject to the following regulations:

(1) Commercial Districts:

(A) Outdoor storage areas shall be paved with a hard durable surface, be located only in the rear yard, and shall be screened on all sides with an opaque fence or wall that is six feet in height.

(2) Industrial Districts:

- (A) Industrial uses that are allowed outdoor storage shall not have any material stored above a height of twenty-20 feet (20'). No storage shall be allowed within the front yard. All outdoor storage shall be enclosed by a fence not less than six feet (6') and not more than ten-10 feet (10') in height. Within areas of open storage, fire lanes shall be provided as required by the Fire Chief.
- (B) No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground except in a light or heavy industrial district. Tanks or drums of fuel directly connected with heating devices or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.
- (C) All outdoor storage of raw materials shall be contained by an enclosure, fence or wall in a manner to prevent transfer from the lot of said materials by wind, flood or natural causes or forces.
- (D) When adjacent to a residential zoning district or a residential use, all outdoor storage facilities for fuel, raw materials and products shall be enclosed by a fence, wall or planting to conceal such facilities.
- (E) No garbage shall be deposited upon a lot in such form or manner that it may be transferred from the lot by wind, flood or natural causes or forces. All garbage that might cause fumes or dust, constitute a fire hazard or be edible or attractive to rodents or insects, shall be stored outdoors only in closed containers constructed of impervious material.
- (q) <u>Parking Area</u>: A parking area may be permitted as a principally permitted use or an accessory use in the Downtown Districts. The purpose of the parking area shall be to serve the property on which it is located, adjacent parcels, and/or to provide parking for the entire downtown Franklin area.
- (r) <u>Parking Garage</u>: A parking garage may be permitted as a principally permitted use or an accessory use in the Downtown Districts. The purpose of the parking garage shall be to serve the property on which it is located, adjacent parcels, and/or to provide parking for the entire Downtown Franklin a
- (s) Parking of Recreational Vehicles and Watercraft: Parking of recreational vehicles and watercraft:

(1) Long-Term Parking:

- (A) Subject to the other provisions of this Section, all recreational vehicles, watercraft and recreational trailers located on a residential lot for longer than twenty-four (24) hours in any thirty (30) day period must be parked within a fully enclosed permanent structure.
- (B) No more than one (1) recreational vehicle, watercraft and/or recreational trailer may be located at one time on a single residential lot outside of an enclosed structure for longer than twenty-four (24) hours in any thirty (30) day period.
- (C) Recreational vehicles, watercraft and recreational trailers parked outside of an enclosed structure for longer than twenty-four (24) hours in any thirty (30) day period must be located in the rear yard of the property, with all wheels situated on a paved parking surface, and screened from public view with opaque fencing which is a minimum of six feet (6') tall.
- (2) <u>Short-Term Parking</u>: Recreational vehicles, watercraft and recreational trailers may be parked for a maximum of twenty-four (24) hours in any thirty (30) day period on a paved driveway or street abutting the front yard of a residential lot, with the residential property owner's permission (provided such street parking complies with all other applicable parking regulations and does not create a hazard for vehicular or pedestrian traffic).
- (3) <u>Improvements</u>: No recreational vehicle, watercraft or recreational trailer shall be parked in any manner on a residential lot which is not improved with a principal building.
- (4) <u>Habitation/Guest Occupancy</u>: A recreational vehicle, watercraft or recreational trailer may not be used for overnight sleeping or living while parked in a residential zoning district, unless the recreational vehicle, watercraft or recreational trailer is parked on a residential lot in compliance with Section 1345.10(c), with the permission of the owner or occupant in charge of the residential real property, and such use of the recreational vehicle, watercraft or recreational trailer does not exceed, seventy-two (72) hours in any thirty (30) day period.
- (5) <u>Storage</u>: No parked recreational vehicle, watercraft or recreational trailer shall be used as a means of permanent storage for any materials the (excepting items customarily used in connection with the use of a recreational vehicle, watercraft or recreational trailer, including but not limited to dishes, linens, and other items used in the course of recreational travel).
- (6) Registration: All recreational vehicles and recreational trailers shall be operable and have borne valid registration and licenses within the most recent twelve (12) month period. All watercraft shall be operable and have been registered within the most recent twelve (12) month period. Operable in the case of a powered vehicle means a vehicle capable of being started and driven from the location in question. Operable in the case of a non-powered or waterborne vehicle means a vehicle capable of being safely towed from the location in question. Parking of recreational vehicles, watercraft and recreational trailers in residential districts. All recreational vehicles, watercraft and recreational trailers shall meet the following conditions when parked in any residential zoning district within the City:
- (7) <u>Maintenance/Condition</u>: All recreational vehicles, watercraft or recreational trailers parked in a residential zoning district shall be maintained in good condition and repair. An inadequately maintained recreational vehicle, watercraft or recreational trailer which is not parked in a fully enclosed structure may be removed from residential premises by the City, when the vehicle, watercraft or trailer is in a state of disrepair and apparently inoperable; provided, the City has first given written notice to the owner of the associated residential real property of the inadequate condition of the vehicle, watercraft or trailer and a reasonable opportunity to remove the vehicle, watercraft or trailer from the premises.

- (8) Safety: No recreational vehicle, watercraft or recreational trailer shall be parked Section 7, ItemC. which is unsafe or otherwise poses a hazard to the safety of real or perstance property.
- Recreational vehicles, watercraft and recreational trailers parked in a manner which poses a safety concern or hazard may be immediately removed by the City with or without prior notice to the owner of residential real property on which, or abutting the area where, the vehicle, watercraft or trailer is parked.
- (t) Pick-Up Window for Retail or Restaurant Use: Pick-up windows for retail or restaurant uses are subject to the following regulations:
 - (1) All pick-up areas, including but not limited to stacking lanes, trash receptacles, window openings, and other objects associated with the pick-up window shall be located in the side or rear yard of the property, and shall not cross, interfere with, or impede any public right-of-way.
 - (2) Audible electronic devices such as loudspeakers and similar instruments shall not be permitted.
 - (3) Pick-up windows for retail or restaurant uses are subject to the vehicle stacking requirements of Table 1111.07-2: Required Number of Stacking Spaces.
- (u) Playground Equipment: Playground equipment must be set back from all adjacent residential properties a minimum of 25 feet.
- (v) Solar Panels, Roof-Mounted: Roof-mounted solar panels are subject to the following regulations:
 - (1) Roof-mounted solar panels are permitted on the roof of any principally permitted structure and are permitted on the roof of any accessory structure over 100 square feet in area.
 - (2) Roof-mounted solar panels, on pitched roofs, shall be flush-mounted to the roof and shall not extend higher than the top ridgeline of the roof in which they are located.
 - (3) Roof-mounted solar panels on flat roofs shall not project more than six feet above the rooftop structure, and shall not exceed the maximum height allowance in the zoning district in which they are located.
 - (4) Roof-mounted solar panels shall be placed so that concentrated solar radiation or glare shall not be directed onto other properties or roadways in the vicinity.
- (w) Storage Structure: Storage structures are subject to the following regulations:
 - (1) Residential and Agricultural Uses Zoning Districts:
 - (A) Storage structures shall be located in the rear yard only and shall be set back a minimum of three feet from the side and rear property lines.
 - (B) Maximum height is 15 feet, except for lots over two acres where the maximum height is 20 feet. In no case shall a storage structure exceed the maximum height of the principal building.
 - (C) A maximum of two storage structures are permitted per lot.
 - (D) The cumulative size of the storage structures shall not exceed 20 percent of the footprint of the square footage of the principal building. For lots over two acres, the cumulative size of the storage structures shall not exceed the square footage of the footprint of the principal building.
 - (2) Commercial, Office, and Industrial Zoning Districts Commercial and Industrial Uses:
 - (A) Storage structures shall be located in the rear yard only and shall be set back a minimum of three feet from all side and rear property lines.
 - (B) Maximum height is 20 feet. In no case shall a storage structure exceed the maximum height of the principal building.

(C) A maximum of two storage structures are permitted per lot.

Section 7, ItemC.

242

(D) The cumulative size of all storage structures on a property shall not exceed 35 percent of the square footage of the footprint of the principal building.

(3) Parks and Recreation Zoning District Public/Institutional Uses:

- (A) Storage structures shall not be located in the front yard setback and shall be set back a minimum of three feet from all side and rear property lines.
- (B) Maximum height is 15 feet.
- (C) A principal building is not required in this district to construct a storage structure when the structure is to be used in conjunction with a recreation, parks, open space, or other similar use that may not require a principal building.
- (x) <u>Swimming Pools and Hot Tubs, Private</u>: Private swimming pools and hot tubs shall be subject to the following regulations:

(1) Location, Area, and Height:

- (A) All hot tubs shall be located within the buildable area. In the event a proposed hot tub has more than one hundred fifty 150 square feet (150 sq. ft.) of area on the water surface when filled to capacity, all regulations for swimming pools shall apply.
- (B) All swimming pools or parts thereof shall be located in the rear yard, shall be at least ten 10 feet (10') from the side or rear line of the lot or parcel upon which it is situated, and shall be at a distance ten-10 feet (10') greater than the building setback line as fixed by the UDO from any street on which such lot or parcel abuts. The area of the swimming pool proper, including decks, walks and other appurtenances, shall not exceed the percentage of lot area specified in Section 1107.19(a)(4).
- (C) Swimming pool accessories are limited to diving boards, slides and lights designed to illuminate the pool and the immediate surrounding area. None of these accessories may exceed ten (10) feet in height, such height to include rails, supports and other safety devices, and may not cover a ground surface area in excess of thirty-30 square feet. (30 sq. ft.).

(2) Fences or Barriers:

- (A) Every swimming pool shall be completely enclosed by a fence or barrier of sturdy construction not less than forty-eight 48 inches (48") in height, measured from the level of the ground where located, which shall be of such design and construction as to effectually prevent a child from crawling or otherwise passing though or under such fence. Each gate in such fence or barrier shall be provided with a self-latching gate. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier shall be permitted to be at ground level, such as the pool structure, or mounted on top of the pool structure. No part of any fence shall be located between the building setback line and the street on which the lot or parcel abuts.
- (B) A variance may be requested to make exceptions to, or modifications of, the requirements of this paragraph for fences in cases in which, in Appeals Board's opinion, such requirements are not essential to safety and the enforcement thereof would place undue hardships on the owners.
- (3) <u>Lights</u>: All lights used for illuminating a swimming pool, hot tub or the surrounding areas shall be so designed, located and installed as to confine the direct beams thereof to the lot or parcel on which the pool or hot tub is located, and so as not to constitute a nuisance or undue annoyance to occupants of abutting property.
- (4) <u>Drainage</u>: Provisions shall be made for drainage of the swimming pool into a public s

sewer where possible or sanitary sewer, in which case drainage may be into section 7, ItemC. watercourse. Permission must be obtained from the Zoning Official before the sewer or is drained in whole or in any substantial amount, in order to prevent overloading the sewer or ditch in times of heavy rain. In no case shall the swimming pool be drained, directly or indirectly, into any street or onto any neighboring property which is not owned by the pool owner.

1107.20 Temporary Use Standards

- (a) Construction Trailer: Construction trailers are subject to the following regulations:
 - (1) A construction trailer and offices, with fixed connections to utilities such as electric and telephone, may be used for temporary office and storage use during the duration of construction on a site. Such uses are required to get the approval of the Zoning Official prior to locating on a site.
 - (2) The storing of construction materials and equipment, both incidental and necessary for construction, is permitted during the period of construction and development for a maximum of 18 months.
- (b) <u>Festivals and Circuses</u>: Festivals and circuses are subject to the following regulations:
 - (1) Festivals and circuses, which are sponsored by a governmental, educational, or religious entity, are exempt from the requirements of this section.
 - (2) The operator, if not the owner of the property, shall provide a written agreement from the property owner to the City of Franklin stating the owner's permission for the proposed use of the property.
 - (3) Festivals, circuses, and other similar special events are permitted for a maximum of 14 days.
 - (4) No activities shall take place in the public right-of-way.
- (c) <u>Mobile Uses</u>: mobile uses (such as food trucks, blood drive trucks, or pop-up clothing shops) are subject to the following regulations:
 - (1) Mobile uses may be located on private property if the property owner has granted permission. Such mobile food uses shall be located in a designated spot and for a length of time as determined by the property owner and approved by the city manager or their designee.
 - (2) Mobile uses may locate in the public right-of-way if the right-of-way is closed for a special event or if the mobile use is located in a designated parking spot for mobile uses and the location and duration is approved by the city manager or their designee.
 - (3) Mobile uses may be allowed at events on public property with the approval of the city manager or their designee.
 - (4) Waste shall be contained and disposed of in a manner required by law.
 - (5) The applicant shall be responsible for obtaining all permits and approvals that may be necessary for the mobile food use including, but not limited to, health, fire, police, and zoning department approvals.
- (d) Residential Sales: Residential sales are subject to the following regulations:
 - (1) Prohibitions:
 - (A) No person shall sell, or offer for sale, at such home sale any merchandise that has been purchased, consigned or otherwise acquired for purposes of resale. The offering of new merchandise for sale shall be evidence that such merchandise was acquired by the resident for purpose of resale. No person shall sell, or offer for sale, at such home sale any personal property except such as has been owned maintained by such person or members of his family on or in connection with

- (B) This prohibition shall not apply to not-for-profit corporations, churches, temples, schools, fraternities, sororities, associations, clubs or lodges. Such organizations may conduct sales of personal property donated to them on real estate owned or occupied by such organizations.
- (2) <u>Frequency and Duration of Sales</u>: Only one such sale may be conducted on any parcel of real estate in any two (2) month period, which sale shall be limited to not more than four (4) consecutive days or two (2) consecutive weekends of two (2) days each. No sale may commence before the hour of 8:00 a.m. or extend later than 8:00 p.m.
- (3) Other Conditions of Sales: No sign advertising a home sale may be displayed at any place except on the premises on which the sale is held. Only one such sign may be displayed, and its display shall be limited to the dates and hours during which the sale is held. Such sign shall not be larger than four square feet (4 sq. ft.) in area, shall not be illuminated or animated, and shall not contain any advertising material unrelated to the conduct of the sale.
- (4) Exemptions: Except as provided in (3) above, these provisions shall not apply to a sale of property publicized solely by classified advertising by newspaper or internet, which describes or identifies the specific property offered for sale and does not designate the date, hours or location of the sale other than by stating the name, address or telephone number of the seller.
- (e) Residential Storage Units (PODs): Residential storage units are subject to the following:
 - (1) Residential storage units shall be permitted as a temporary use for a period not to exceed 30 days within any one year period.
 - (2) Residential storage units shall be located on a hard, durable paved surface and out of the public right-of-way.
 - (3) If the portable storage unit is being used to store personal property as a result of a major calamity at the residence (e.g., fire, flood, or other event where there is significant property damage), the Zoning Official may extend the time period up to one year at their discretion.
 - (4) Residential storage units shall not exceed a size of 1,200 cubic feet on the interior. All residential storage units in excess of 1,200 cubic feet are prohibited in residential areas.
- (f) <u>Seasonal Sales</u>: The seasonal sale of items pertaining to a holiday, event, or season such as the sale of Christmas trees or pumpkins is subject to the following:
 - (1) Seasonal sales, which are sponsored by a governmental entity, are exempt from the requirements of this section.
 - (2) The operator, if not the owner of the property, shall provide a written agreement from the property owner to the City of Franklin stating the owner's permission for the proposed use of the property.
 - (3) A seasonal sale is limited to a maximum of 60 cumulative days per calendar year.
- (g) <u>Special Event</u>: Special events that are not classified as a festival, circus, or farm market may be permitted in the Downtown Districts subject to the approval of the City. Such events may take place on private or public property for a duration that is specified in the approval.

1107.21 Agricultural District & Parks and Recreation District Dimensional Standards

Section 7, ItemC.

(a) <u>Dimensional Standards</u>: The dimensional standards table in this section identifies the specific dimensional standards that apply to the Agricultural Zoning District and Parks and Recreation Zoning District.

Table 1107.21-15: Agricultural District & Parks and Recreation District Dimensional Standards

	A-1 Agriculture	PAR Parks and Recreation
Minimum lot area	1 acre	n/a
Minimum lot frontage	100 feet	40 feet
Minimum front yard setback	25 feet	25 feet
Minimum side yard setback (One Side/Total)	10/25 feet	10/25 feet
Minimum rear yard setback	40 feet	40 feet
Minimum parking lot/driveway setback ¹	20 feet – Front P/L 10 feet – Side P/L 10 feet – Rear P/L	20 feet – Front P/L 10 feet – Side P/L 10 feet – Rear P/L
Maximum height	35 feet	35 feet
Maximum accessory structure height	Per Section 1107.19	Per Section 1107.19
Maximum impervious coverage	30%	25%

Terminology: sq.ft. = Square feet, n/a = not applicable, P/L = property line

(b) More than one main/primary/principal building is permitted per lot in the (PAR) Parks and Recreation District, if approved by the Planning Commission on a Major Site Plan.

¹The side yard setback for driveways shall not apply when there is a shared driveway that is located on or adjacent to the property line and serves multiple properties, uses, or structures. The setback from the front property line does not apply to access drives/driveways or at a roadway intersection.

1107.22 Residential Districts Dimensional Standards

Section 7, ItemC.

(a) <u>Dimensional Standards</u>: The dimensional standards table in this section identifies the specific dimensional standards that apply to each residential zoning district.

Table <u>1107.22-1</u>6: Residential District Dimensional Standards

		R-1A Estate Residential	R-1B Suburban Residential	R-2 Metropolitan Residential	R-3 Central Residential	R-4 Multi-Family Residential
	Minimum lot area	15,000 sq.ft.	10,000 sq.ft.	6,000 sq.ft.	4,000 sq.ft.	3 <u>10,</u> 000 sq.ft. per building
	Minimum lot frontage	100 feet	80 feet	60 feet	40 feet	100 feet
	Minimum front yard setback	25 feet	25 feet	25 feet	15 feet	25 feet
	Minimum side yard setback (One Side/Total)	10/25 feet	10/25 feet	6/15 feet	4/10 feet	10/25 feet
Ī	Minimum rear yard setback	40 feet	40 feet	30 feet	20 feet	40 feet
Ī	Minimum Floor Area	1,800 sq.ft.	1,500 sq.ft.	1,000 sq.ft.	800 sq.ft.	800 sq.ft.
	Minimum parking lot/driveway setback ¹	3 feet from side property line	3 feet from side property line	3 feet from side property line	3 feet from side property line	20 feet – Front P/L 10 feet – Side P/L 10 feet – Rear P/L
	Maximum height	35 feet	35 feet	35 feet	35 feet	55 feet
	Maximum accessory structure height	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19
	Maximum impervious coverage	40%	40%	50%	70%	70%

Terminology: sq.ft. = Square feet, n/a = not applicable, P/L = property line

(a) More than one main/primary/principal building is permitted per lot in the (R-4) Multi-Family Residential District, if approved by the Planning Commission on a Major Site Plan.

¹The side yard setback for driveways shall not apply when there is a shared driveway that is located on or adjacent to the property line and serves multiple properties, uses, or structures. The setback from the front property line does not apply to access drives/driveways or at a roadway intersection.

1107.23 Commercial Districts Dimensional Standards

Section 7, ItemC.

(a) <u>Dimensional Standards</u>: The dimensional standards table in this section identifies the specific dimensional standards that apply to each commercial zoning district.

Table 1107.23-17: Commercial District Dimensional Standards

	C-1 General Commercial	C-2 Neighborhood Commercial
Minimum lot area	n/a	n/a
Minimum lot frontage	40 feet	40 feet
Minimum front yard setback	35 feet	35- <u>0</u> feet
Minimum side yard setback	0/10 ¹ feet	10/25 feet
Minimum rear yard setback	0/30 ¹ feet	40 feet
Minimum parking lot/driveway setback ²	20 feet – Front P/L	20 feet – Front P/L
	10 feet – Side P/L	10 feet – Side P/L
	10 feet – Rear P/L	10 feet – Rear P/L
Parking Location	Front/Side/Rear	Side/Rear
Maximum height	35 feet and 50 feet for vertically mixed use buildings	35 feet and 50 feet for vertically mixed use buildings
Maximum accessory structure height	Per Section 1107.19	Per Section 1107.19
Maximum impervious coverage	n/a	n/a

Terminology: sq.ft. = Square feet, n/a = not applicable, P/L = property line ¹When adjacent to a residential use or district.

²The side yard setback for driveways shall not apply when there is a shared driveway that is located on or adjacent to the property line and serves multiple properties, uses, or structures. The setback from the front property line does not apply to access drives/driveways or at a roadway intersection.

³When a building is more than 35 feet in height, an additional foot of rear yard is required for each additional two feet in height. Any building that exceed maximum height shall only be allowed as a conditional use.

1107.24 Downtown Districts Dimensional Standards

Section 7, ItemC.

(a) <u>Dimensional Standards</u>: The dimensional standards table in this section identifies the specific dimensional standards that apply to each downtown zoning district.

Table <u>1107.24-1</u>8: Downtown District Dimensional Standards

	DC-1 Downtown Core	MU-1 Mixed Use	RMU Riverfront Mixed Use	CV-1 Civic	TN-1 Transitional Neighborhood	TN-2 Transitional Mixed Use
Minimum lot area	n/a	n/a	n/a	n/a	4,000 sq.ft.	4,000 sq.ft.
Minimum lot frontage	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Minimum front yard setback	0 feet	0 feet	0 feet	0 feet	25 feet	25 feet
Maximum front yard setback	20 feet	n/a	n/a	n/a	n/a	n/a
Minimum side yard setback (One Side/Total)	0 feet	0 feet	0 feet	0 feet	4/10 feet	4/10 feet
Minimum rear yard setback	0 feet	0 feet	0 feet	0 feet	20 feet	20 feet
Minimum Floor Area	n/a	n/a	n/a	n/a	800 sq.ft.	800 sq.ft.
Minimum parking lot/driveway setback ¹	n/a	n/a	n/a	n/a	3 feet from side property line	3 feet from side property line
Parking Location	Side/Rear	Side/Rear	Side/Rear	Front/Side /Rear	Front/Side/Rear	Front/Side /Rear
Maximum height	50 feet	75 feet	50 feet	40 feet	40 feet	40 feet
Maximum accessory height	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19
Maximum impervious coverage	n/a	n/a	n/a	70%	70%	70%

Terminology: sq.ft. = Square feet, n/a = not applicable, P/L = property line

¹The side yard setback for driveways shall not apply when there is a shared driveway that is located on or adjacent to the property line and serves multiple properties, uses, or structures. The setback from the front property line does not apply to access drives/driveways or at a roadway intersection.

1107.25 Office Districts Dimensional Standards

Section 7, ItemC.

(a) <u>Dimensional Standards</u>: The dimensional standards table in this section identifies the specific dimensional standards that apply to each office zoning district.

Table <u>1107.25-19</u>: Office District Dimensional Standards

	O-I Office and Institutional	O-RP Research Park	O-S Office Service
Minimum lot area	n/a	10 acres ¹	n/a
Minimum lot frontage	40 feet	40 feet	40 feet
Minimum front yard setback	35 feet	50 feet	35 feet
Minimum side yard setback	0/30 ² feet	0/30 ² feet	0/30 ² feet
Minimum rear yard setback	0/30 ² feet	0/30 ² feet	0/30 ² feet
Minimum parking lot/driveway setback ³	20 feet – Front P/L 10 feet – Side P/L 10 feet – Rear P/L	20 feet – Front P/L 10 feet – Side P/L 10 feet – Rear P/L	20 feet – Front P/L 10 feet – Side P/L 10 feet – Rear P/L
Parking Location	Front/Side/Rear	Front/Side/Rear	Front/Side/Rear
Maximum height ⁴	35 feet	35 feet	35 feet
Maximum accessory height	Per Section 1107.19	Per Section 1107.19	Per Section 1107.19
Maximum impervious coverage	70%	70%	70%

Terminology: sq.ft. = Square feet, n/a = not applicable, P/L = property line

¹Unless otherwise approved by the Planning Commission.

²When adjacent to a residential use or district.

³The side yard setback for driveways shall not apply when there is a shared driveway that is located on or adjacent to the property line and serves multiple properties, uses, or structures. The setback from the front property line does not apply to access drives/driveways or at a roadway intersection.

⁴When a building is more than 35 feet in height, an additional foot of rear yard is required for each additional two feet in height. Any building that exceed maximum height shall only be allowed as a conditional use.

1107.26 Industrial Districts Dimensional Standards

Section 7, ItemC.

(a) <u>Dimensional Standards</u>: The dimensional standards table in this section identifies the specific dimensional standards that apply to each industrial zoning district.

Table 1107.26-140: Industrial District Dimensional Standards

I-1 Light Industrial		I-2 General Industrial
Minimum lot area	n/a	n/a
Minimum lot frontage	200 feet	200 feet
Minimum front yard setback	35/50 ¹ feet	25/501 feet
Minimum side yard setback	15/50 ¹ feet	15/100 ¹ feet
Minimum rear yard setback	15/50 ¹ feet	15/50 ¹ feet
Minimum parking lot/driveway setback ²	20 feet - Front P/L	20 feet – Front P/L
	10 feet – Side P/L	10 feet – Side P/L
	10 feet – Rear P/L	10 feet – Rear P/L
Parking Location	Front/Side/Rear	Front/Side/Rear
Maximum height	75 feet ³	75 feet ³
Maximum accessory height	Per Section 1107.19	Per Section 1107.19
Maximum impervious coverage	80%	80%

Terminology: sq.ft. = Square feet, n/a = not applicable, P/L = property line

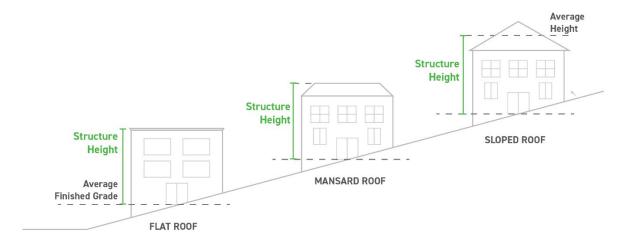
¹When adjacent to a residential use or district.

²The side yard setback for driveways shall not apply when there is a shared driveway that is located on or adjacent to the property line and serves multiple properties, uses, or structures. The setback from the front property line does not apply to access drives/driveways or at a roadway intersection.

³When a building is more than 35 feet in height, an additional foot of rear yard is required for each additional two feet in height. Any building that exceed maximum height shall only be allowed as a conditional use.

- (a) <u>Percentages and Fractions</u>: When a measurement results in a fractional number or percentage, and fraction or percentage of less than 0.5 shall be rounded down to the next lower whole number, and any fraction equal to or more than 0.5 shall be rounded up to the next higher whole number.
- (b) <u>Distances</u>: When a minimum distance between buildings or uses is specified, such distance shall be measured in a straight line without regard to intervening structures or objects, between the closest lot lines of the properties in question.
- (c) Structure Height: The vertical distance measured from the established grade to the:
 - (1) Highest point of the roof surface for flat roofs;
 - (2) Deck line of mansard roofs; and
 - (3) Average height between eaves and ridge for sloped, gable, hip, and gambrel roofs.

Where a building structure is located on a sloping terrain, the height may be measured from the average ground level of the grade at the building wall.



(d) Exceptions to Height Limitations:

- (1) Chimneys, domes, spires, and necessary mechanical appurtenances and radio and television towers may exceed height limitations.
- (2) Public, semipublic or public service buildings, hospitals, institutions or schools, where permitted, may be erected to a height not exceeding ninety 90 feet (90') when the required side and rear yards are each increased by one foot (1') for each foot of additional building height above the height regulations for the district in which the building is located.
- (3) Radio and television towers for residential uses shall be located centrally on a contiguous parcel having a dimension at least equal to the height of the tower measured from the center of the base of the tower to all points on each property line.

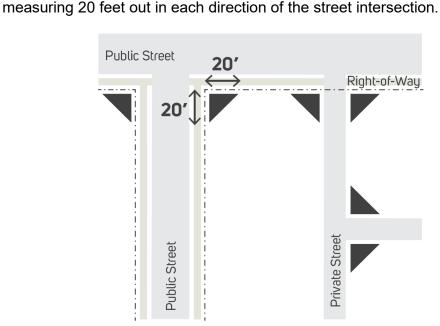
(e) Setbacks and Yards

(1) Yard Projections:

- (A) Chimneys, flues, sills, pilasters, cornices, eaves, gutters and other similar features may project into a side yard setback a maximum of twelve 12 inches (12").
- (B) Porches and steps may project into the front yard setback of a dwelling unit, but shall have a setback of ten 10 feet (10'), and no other structural projections will be permitted.

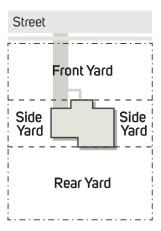
(2) <u>Clear Sight Triangle</u>: No fence, wall, sign, structure, vehicle, or planting shall maintained on any corner lot within the clear sight tringle. The sight triangle shall a

Section 7, ItemC.



(f) Lot Requirements

- (1) Interior Lots:
 - (A) The required minimum front yard setback shall be measured from the property line.
 - (B) The rear yard setback shall be measured from the line located directly behind the structure and the rear lot.
 - (C) In cases where the rear lot line is not parallel with the front property line or the side lot lines are not perpendicular to the front property line, average dimensions may be used to determined setback requirements.



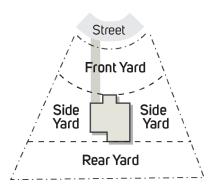
(2) Corner Lots:

- (A) In any district, the side yard of a corner lot that abuts the side street shall have the same setback requirements as the front yard. The Zoning Official shall determine which is the front yard and which is the street side yard.
- (B) A rear yard shall be provided parallel and opposite from the front yard.



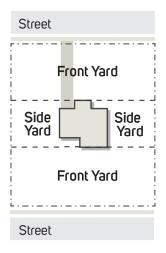
(3) Cul-de-sacs or Curved Lots:

- (A) For a cul-de-sac lot or a lot abutting a curved street, the front yard setback shall follow the curve of the front property line.
- (B) Lots on a cul-de-sac shall be required to have a minimum lot width of 40 feet as measured from the front property line.

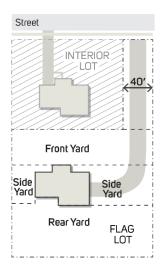


(4) Through Lots:

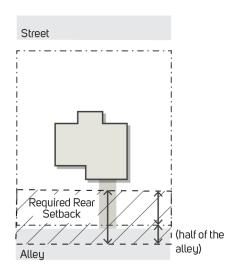
- (A) The required minimum front yard setback shall apply for each side of the lot that has frontage on a street. For through lots, the front yard requirements shall apply to all street frontages.
- (B) The remaining lot lines shall be considered side lot lines and the side yard setbacks shall be applied to those lot lines.



- (5) <u>Flag Lots</u>: Flag lots are lots that utilize a narrow strip of land or stem to provide access to a public street. Flag lots are subject to the following:
 - (A) The minimum width of the flag lot stem is 40 feet.
 - (B) The stem of the flag lot is not considered a building site, nor is the area of such included in the calculation of lot area.
 - (C) The front yard setback is not measured from the frontage at the public street, but along the front lot line of the buildable area.



(6) <u>Lots Abutting Alleys</u>: In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this UDO, one-half the width of such alley abutting the lot shall be considered as part of such lot.



1107.28 Downtown Districts Supplemental Standards

(a) Design Standards:

(1) Character

- (A) New development and redevelopment projects within Downtown Franklin shall conform to the recommendations in the Downtown Franklin Master Plan and be complementary to the existing character of the area.
- (B) Creativity in design is encouraged, though, and this section is not intended to limit unique or iconic designs.
- (C) Each project will be evaluated by the Planning Commission on its size, scale, design, materials, mass, location, and compatibility with adjacent uses.

(2) Materials

- (A) A minimum of three building materials shall be used on every building façade (transparent glass may count as one of the building materials. Roofing materials, awnings, canopies, balconies, or other similar items do not count as one of the required materials).
- (B) Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, brick, wood and composite wood siding, glass, architectural metal panels, and fiber cement siding.
- (C) EIFS (Exterior Insulation and Finish System) and stucco may be used as accent materials on the building facades but may not account for more than 15 percent% of each building façade. Vinyl siding is prohibited.
- (D) Other equivalent building materials may be approved by the Planning Commission.

(3) Form/Massing

- (A) All building elevations shall consist of tripartite configuration consisting of a base or foundation; a middle or modulated wall; and a top portion formed by an articulated roof. The minimum height of the base or foundation shall be 18 inches in height and shall be faced with an articulated masonry, cement, or similar manufactured material. Smooth concrete does not meet this requirement.
- (B) All building elevations shall be articulated in a manner to avoid an un uninterrupted appearance through the use of windows, doors, offsets, or a change in material building facades that face a public right-of-way, and that are over 40 feet in le

shall implement at least one of the following at least every 20 lineal frontage:

Section 7, ItemC.

- (i) Recesses or projections in the wall that are at least one foot in depth. Balconies or decks can be used to meet this requirement.
- (ii) Façade material or color changes. Windows can be used to break up the façade to meet this requirement.
- (iii) Pilasters, columns, or other similar architectural details that are a minimum of one foot wide.
- (iv) Other similar articulation methods may be approved by the Planning Commission.
- (C) Buildings shall be designed for the pedestrian and should promote an active street frontage and high-quality streetscape design, on all frontages that face a public right-of-way. The primary building entrance shall be clearly identified and shall be oriented to a public street or public gathering area.
- (4) Window Openings: First floor elevations, for non-residential uses that are visible from the public right-of-way, shall maximize window openings as appropriate for the interior use. The first 10 feet of the building, as measured from building grade up, shall provide a minimum of 60 percent % transparency with the use of clear, glass windows. Glass block, opaque, mirrored glass, or darkly tinted glass does not meet this standard.
- (5) <u>Lighting</u>: LED, neon tubing, and string lights that are being used as building accent lighting or window trimming are prohibited in the Downtown Districts. String lights may be used as decoration around outdoor eating and drinking areas, parks, public spaces, or gathering areas.
- (6) <u>Mechanical Equipment Screening</u>: All roof and ground mounted mechanical equipment shall be screened from view from all adjacent properties and rights-of-way using durable, compatible, opaque materials.
- (7) <u>Waivers</u>: The Planning Commission may alter or waive the requirements of this section if the commission deems that the applicant meets the intent of this section.

(b) Landscaping

- (1) <u>Bufferyards</u>: Bufferyard landscaping requirements, as established in <u>S</u>section 1111.06(g), shall not apply to lots within the Downtown Districts.
- (2) <u>Parking Lot Landscaping</u>: Parking lot perimeter screening and interior parking area landscaping, as established in <u>S</u>section 1111.06(j), shall apply only to parking lots within the Downtown Districts that are visible from the public right-of-way. Parking garages or parking decks shall not be required to provide interior parking area landscaping.
- (3) <u>Lot Interior Landscaping</u>: Where feasible, lots within the Downtown Districts shall meet the interior landscaping requirement as established in <u>Section 1111.06(k)(1)</u>.
- (4) <u>Building Foundation Plantings</u>: Where feasible, building foundation plantings shall be required, as established in <u>Section 1111.06(k)(2)</u>. Building foundation plantings are not required for buildings that are located within 15 feet of the front property line and where a streetscape or patio treatment is provided between the front building façade and the right-of-way.
- (5) <u>Modifications</u>: The Planning Commission may waive any of the landscaping requirements that apply to lots within the Downtown Districts if the landscaping requirement is not feasible due to the size, configuration, or location of such lot.

(c) Signage Section 7, ItemC.

(1) <u>Signage Requirements</u>: Signs in the Downtown Districts shall conform to the applicable regulations in <u>Section 1111.08</u> unless specially exempted or regulated within this section.

(2) <u>Residential Signage Requirements</u>: Single family and two family residential uses shall conform to the applicable residential sign regulations.

(d) Parking

- (1) <u>Parking Requirements</u>: Off-street parking within the Downtown Districts should be reviewed and considered on a district-wide basis and per the recommendations of the Downtown Franklin Master Plan. Due to the configuration, size, and location, of many of the lots within this area, individual parcels cannot provide the off-street parking spaces that would typically be required. Where feasible, new and redevelopment projects within the Downtown Districts shall conform to the regulations in <u>S</u>section 1111.07, unless otherwise exempted or regulated within this section.
- (2) <u>Downtown Core, Mixed Use, and Riverfront Mixed Use District Requirements</u>: The Downtown Core, Mixed Use, and Riverfront Mixed Use Districts are exempt from the off-street parking requirements of <u>Section 1111.07</u>.
- (3) <u>Civic and Transitional Neighborhood District Requirements</u>: Lots within the Civic and Transitional Neighborhood Districts shall conform to the applicable regulations in <u>S</u>section 1111.07.
- (4) Modification: The Planning Commission may waive any of the off-street parking requirements that apply to lots within the Downtown Districts if the requirements are not feasible due to the size, configuration, or location of such lot. Considerations will be taken for available on-street parking, joint parking areas, cross-parking agreements, and destination lots that serve the district.

1111.07 Off-Street Parking And Loading Requirements And Standards

- (a) <u>Purpose</u>: The purpose of these requirements for off-street parking and loading facilities is to promote the orderly development of land within the City and to promote the safety of residents of the City by assuring the orderly handling of vehicles and vehicular traffic.
- (b) General Specifications and Requirements:
 - (1) Applicability: In all districts, at any time any building, structure or use is constructed, enlarged, increased in capacity, used or occupied, including change of occupancy, there shall be provided for every use off-street parking spaces for automobiles in accordance with the provisions of this section. A Parking Plan shall be required for all uses except for single or two-family residential uses. The Parking Plan shall be submitted to Planning Commission as part of the Site Plan or Development Plan review process and to the Zoning Official as a part of the application for a Zoning Certificate. The Plan shall show the boundaries of the property, parking spaces, access driveways, circulation patterns, drainage plans and perimeter screening/landscaping, as appropriate.
 - (2) **Minimum Area and Dimension Requirements:** Parking spaces shall conform to the following minimum area and dimensions, exclusive of driveways and aisles, as shown on Table 15.
 - (3) **Compact Car Spaces:** Excess parking spaces above the minimum required by this chapter may be designed to accommodate small cars for uses having little turnover such as apartments, general business offices or industrial plants. Commercial uses, medical offices and other high turnover uses are not permitted to designate small car spaces. The minimum width and length of such spaces shall be 8' x 17'. Approved small car spaces shall be grouped and clearly marked rather than scattered throughout the lot.
 - (4) Access: Each site shall have an access drive into the parking area with a minimum width as shown on Table 16. All parking spaces, except those required for single- or two-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
 - (5) **Parking Aisles:** Parking aisles adjacent to parking spaces shall contain the minimum widths shown on Table 17.

Table 15: Parking Space Dimensions

Parking Pattern	Minimum Width (Feet)	Minimum Length (Feet)
Ninety degree (90°) angle parking	9	19
Sixty degree (60°) angle parking	9	19
Forty-five (45°) degree angle parking	9	19
Parallel parking	9	23

Table 16: Driveway Width

Parking Pattern	Minimum Driveway Width (Feet)
Single Family	10

Section 7, ItemC.

Two-family	16 (combined drive)	
All other uses	12 (one way)	
20 (two way)		

Table 17: Parking Aisle Width

Parking Pattern	Minimum Aisle Width (feet)
Ninety degree (90°) angle parking	24
Sixty degree (60°) angle parking	18 (one way)
Forty-five degree (45°) angle parking	12 (one way)
Forty-live degree (45) aligle parking	22 (two way)
Parallel	12 (one way)
	22 (two way)

(c) Location of Parking Spaces:

- (1) Parking spaces for single- and two-family residential uses shall be located on the same lot as the use which is to be served.
- (2) Parking in residential areas shall not be located off of the driveway in the front yard or side yard, except when such areas meet setback regulations and are paved with a hard or semi-hard, dust-free surface, as approved by the City Engineer.
- (3) Except as permitted in the Downtown Districts, and in the instance of joint parking facilities authorized by section 1111.07(g), parking spaces for all nonresidential uses shall be located on the same lot as the use which is to be served.
- (4) Parking for uses in the Commercial and Office Districts shall be located in the rear or side yards, unless parking in the front yard is approved by Planning Commission.
- (5) Parking spaces for multiple family uses or similar residential uses shall be located not more than two hundred fifty feet (250 feet') from the principal use served.
- (6) All land designated within the (DC-1) Downtown Core, (MU-1) Mixed Use, and the (RMU) Riverfront Mixed Use Districts Downtown I Districts, as identified on the Official Zoning District Map, is exempt from all off-street parking requirements.

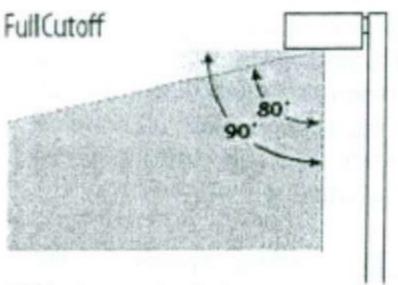
(d) Required Improvements for Parking Areas:

- (1) Paving Requirements
 - (A) All off-street parking and loading areas including spaces, driveways, aisles, circulation drivesdrives, and other vehicular maneuvering areas shall be paved with a hard surface and shall be adequately drained and lighted, except for:
 - (i) Permitted uses located in the Agricultural District.
 - (B) All new driveways shall require an accessory use permit.
 - (C) Driveways behind the front yard building setback in the single-family and two-family residential districts
- (2) Lighting Requirements

- (A) All off-street parking and loading areas including spaces, drive circulation, and other vehicular maneuvering areas shall be lighted exce
- Section 7, ItemC.

260

- (i) Permitted uses located in the Agricultural District.
- (ii) Driveways behind the front yard building setback in the single family and two-family residential districts.
- (B) <u>Type</u>: All lighting shall be "full cut-off type" lighting, and shall be arranged to reflect the light away from adjoining property.



Full Cutoff	Allows
No light at or above 90°	0%
100 cd per 1000 lamp lumens at or above 80°	10%

(C) Height:

- (i) Freestanding lights with full cutoff fixtures shall not exceed a maximum height of 24 feet above grade.
- (D) Illumination: The maximum illumination permitted at the property line shall be as shown in Table 1107.07-1: Illumination Levels.
 - (i) For any property which abuts an agricultural or residential district, or abuts property used for single family or two-family uses, the maximum level at the property line shall be 0.0 footcandles.

Table 1111.07-1: Illumination Levels

Zoning District	Maximum Illumination Level at the Property Line
Agriculture, Residential, and Parks and Recreation Districts	0.00 footcandles
Commercial, Downtown, Office, and Industrial Districts	0.50 footcandles

(3)(e) Maintenance for Required Improvements:

(1) The owner of a lot used for parking and loading shall maintain the parking area in condition to be free of holes, trash and debris. The demarcation of parking spaces be adequately maintained either through periodic re-striping or other means.

Section 7, ItemC.

(e)(f) Traffic Control Devices:

- (1) Entrances, exits and directional signs shall be provided where practicable, and signs shall conform to City sign regulations, outlined in section 1111.08.
- (2) All parking areas having a capacity in excess of ten (10) vehicles shall be striped.
- (3) When a parking area extends to a property line, or where the extension of a vehicle beyond the front line of the parking space would interfere with drive or aisle access, wheel blocks or other devices shall be used to prevent such extension.
- (f)(g) Determination of Required Spaces: In computing the number of parking spaces required by this section, the following rules shall apply:
 - (1) Where gross floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross horizontal area of all the floors of a non-residential building measured from the faces of the exterior walls.
 - (2) Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated or each twenty20 linear inches (20") of benches, or pews, except where occupancy standards are set by the Ohio Building Code.
 - (3) Fractional numbers shall be increased to the next whole number.
 - (4) The parking space requirements for a use not specified in this Section shall be determined by the Appeals Board, on recommendation from the Zoning Official, if the use is substantially similar to another use for which a standard has been established.

- (1) Where two—(2) or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of the individual requirements, unless modified by Planning Commission. In computation, a fractional space shall be rounded to the next highest number.
- (2) All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not farther than two hundred fifty feet (250 feet') from the building served.
- (3) In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the Director of Law, approved as to content by Planning Commission and filed with the application for a zoning certificate.
- (4) Upon prior approval by the Planning Commission of the terms of a written agreement entered into by owners of property and the City providing for the joint use of parking spaces, two (2) or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not substantially overlap.
- (h)(i) Parking Spaces for Handicapped Persons: Parking spaces for the handicapped shall meet the requirements of the Ohio Building Code and the Ohio Revised Code. Each such space may be included in the computation of required number of spaces by use.

Required Number of Parking Spaces by Use: Parking spaces shall be provided according to the following schedule:

Table 1111.07-2: Required Number of Parking Spaces

Principal Building or Use	Minimum Spaces Required (Unless Specified Otherwise	
Agricultural Uses		
Agriculture	1 space per employee on the largest shift plus 1 space per 10 employees	
Residential Uses		
Dwelling, Four Family	2 spaces per dwelling	
Dwelling, Live/Work	2 spaces per dwelling	
Dwelling, Multi-Family 5+ Units	2 1 space per dwelling plus 1 space per every 10 dwellings unit, plus guest parking at a rate of 1 space per 4 units	
Dwelling, Row House	2 spaces per dwelling-unit	
Dwelling, Single Family	2 spaces per dwelling unit	
Dwelling, Three Family	2 spaces per dwelling	
Dwelling, Two Family	2 spaces per dwelling unit	
Dwelling, Upper Floor	2 spaces per dwelling	
Elderly Housing	1 space per 6 beds plus 1 space per employee on the largest working shift	
Residential Living Facilities and Residential	1 space per every 4 residents, plus 1 space per employee	
Treatment Facilities	on the largest working shift	
Public/Institutional Uses		
Alcohol and Drug Addiction Facilities	1 space per every 4 residents, plus 1 space per employee on the largest working shift	
Cemeteries	n/a	

	1 space per employee on the largest working	
Educational Facilities (Pre-K through 12th Grade)	1 space per employee on the largest working space per 5 students at maximum capacity	
Essential Services	1 space per 250 500 square feet of floor area	
Government Facilities	1 space per 250 500 square feet of floor area	
Mortuaries	1 space per 50 feet of public floor area, 1 space per employee, plus 1 space per each business vehicle	
Public Parks, Open Spaces, Recreation, and	Parking shall be provided as determined by the Planning	
Preserves, Outdoor	Commission based on the submitted site plan	
Public Plazas, Gathering, Eating Areas	n/a	
	1 space per 250 feet of floor area plus 1 space per employee	
Public Recreation and Event Space, Indoor	on the largest working shift	
Religious and Cultural Facilities	1 space per 4 seats at maximum capacity	
Secondary Education/Colleges/Universities	1 space per every 3 students plus 1 space per employee on the largest working shift	
Transportation or Communication Utility	n/a	
Commercial Uses		
Alcohol Production and Sales	1 space per employee on the largest shift plus 1 space per 3 seats for any restaurant/taproom	
Assisted Living and Skilled Nursing Care	1 space per 6 beds plus 1 space per employee on the largest working shift	
Automobile Fueling/Charging Stations	1 space per 500 square feet of floor area plus 1 space per	
Automobile i deling/charging Stations	employee on the largest working shift	
Automobile Sales/Rental	1 space per 800 square feet of floor area plus 1 space per 3,000 square feet of open lot area devoted to the sale and display of vehicles	
Automobile Service/Repair, Heavy	2 spaces per service bay plus 1 space per employee on the largest working shift	
Automobile Service/Repair, Light	2 spaces per service bay plus 1 space per employee on the largest working shift	
Automobile Washing Facility	1 space per employee on the largest shift	
Bar, Lounge, Tavern	1 space per 100 feet of seating area capacity plus 1 space per employee on the largest working shift	
Bed and Breakfast	2 spaces plus 1 space per employee	
Business Incubation	1 space per 300 square feet of floor area	
Business Retail	1 space per 200 square feet of floor area	
	1 space per 300 square feet of sales and office area, 1	
Business Service	space per employee on the largest working shift, plus 1	
Business Service	space per company or service vehicle regularly stored on the	
	premises	
	1 space per 50 square feet of floor area in assembly or	
Clubs, Private or Membership	meeting rooms plus 1 space per 200 square feet of other	
	floor area	
Commercial Entertainment	1 space per 200 square feet of floor area	
Commercial Event Center	1 space per 3 guests plus 1 space per employee on the largest working shift	
Commercial Recreation/Fitness, Indoor	1 space per 250 square feet of floor area	
	Parking shall be provided as determined by the Planning	
Commercial Recreation/Fitness, Outdoor	Commission based on the submitted site plan	
Commercial Training	1 space per 3 students at maximum capacity plus 1 space	
Commercial Training	per every employee on the largest working shift	
	1 space per employee on the largest working shift plus 1	
Day Care Center	space per every 5 children at maximum capacity plus of additional automobile for each additional ten children se	

	The drop-off area may either be in the form of Section 7, ItemC.	
	parallel to an access drive adjacent to the building or	
	additional parking spaces beyond UDO requirements.	
Event Venue, Indoor	1 space per 100 square feet of floor area	
	Parking shall be provided as determined by the Planning	
Event Venue, Outdoor	Commission based on the submitted site plan	
Environmental Sciences	1 space per employee on the largest working shift plus 1	
Environmental Sciences	space per 10 employees	
Farm Market	1 space per 250 square feet of floor area	
Financial Institution, General	1 space per 200 square feet of floor area plus 1 space per	
Financial institution, General	employee on the largest working shift	
Food Service/Catering	1 space per 250 square feet of floor area	
Hospitals	1 space per every 6 beds plus 1 space per employee on the	
110301(813	largest working shift	
	1 space per guest room plus 1 space per employee on the	
	largest working shift	
	1 space per room or suite, plus 1 space for every three	
Hotels	employees on the largest work shift, plus 1 space for three-	
	persons to the maximum capacity of each public meeting	
	and/or banquet room, plus fifty percent of the spaces	
	otherwise required for accessory uses (e.g., restaurants).	
Information Technology/Data Centers	1 space per employee on the largest working shift plus 1	
	space per 10 employees	
Landing Fields	n/a	
Makerspace	1 space per 250 square feet of floor area	
	3 spaces per treatment or examination room-or chair plus 1	
Medical Center/Clinic	space per employee on the largest working shift, but not less	
	than five spaces per office	
	3 spaces per treatment or examination room or chair plus 1	
Medical Office	space per employee on the largest working shift, but not less	
	than five spaces per office	
Mixed Use	The applicable parking regulations for the uses contained	
	within the mixed use development, as dictated by this table	
O.C.	1 space per 300 square feet of floor area 1 space per three	
Office	hundred square feet of gross floor area, but not less than 2	
	spaces per office.	
0.55	1 space per 300 square feet of floor area 1 space per three	
Office, Campus	hundred square feet of gross floor area, but not less than 2	
	spaces per office.	
Office Co Montries	1 space per 300 square feet of floor area 1 space per three	
Office, Co-Working	hundred square feet of gross floor area, but not less than 2	
Personal Service	spaces per office.	
reisonal service	1 space per 200 square feet of floor area	
Restaurant, Quick Service	1 space per 50 feet of seating area capacity plus 1 space	
	per employee on the largest working shift 1 space per 100 feet of seating area capacity plus 1 space	
Restaurant, Standard	per employee on the largest working shift	
	1 space per 400 square feet of floor area 1.5 spaces per 200	
Retail, Convenience	square feet of floor area plus 1 space per each employee	
	1 space per 500 square feet of floor area 1 space per 150	
Retail, Food/Beverage Related	feet of floor area used for sales and display and 1 space per	
Trotall, 1 000/Develage Irelated	250 square feet of storage, warehouse, and office area	
Retail, General	1 space per 500 square feet of floor area 1 space per 1	
NGIAII, UCHCIAI	i space per out square reer or noor area + space per +	

·	
	feet of floor area used for sales and display ar
	250 square feet of storage, warehouse, and office area
Retail, Large Format	1 space per 500 square feet of floor area
	1 space per 500 200 square feet of floor area 1 space for
	every two hundred square feet of gross floor area less than-
Retail, Secondhand	two thousand and 1 space for every two hundred fifty square
	feet of gross floor area greater than two thousand square
	feet, and no use shall have less than 5 spaces.
Retail, Services	1 space per 250 square feet of floor area
Sexually Oriented Businesses	1 space per 500 square feet of floor area
Skilled Nursing Equility	1 space per 6 beds plus 1 space per employee on the
Skilled Nursing Facility	largest working shift
	3 spaces per treatment area plus 1 space per employee on
Veterinary Services	the largest working shift except that pet stores shall provide
	parking as retail commercial space.
Industrial Uses	
All Industrial Llace	1 space per employee on the largest working shift plus 1
All Industrial Uses	space per 10 employees

- Required Number of Parking Spaces if it is deemed appropriate based on the parking demand of the proposed use, number of typical patrons or employees, shared parking, off-street parking, alternative transportation, or other similar reasons. As part of the approval for a reduction in the number of required parking spaces, the approving body may require the applicant to reserve land on the subject property to be reserved for a future parking area.
 - (1) **Administrative Approvals:** The Zoning Official may approve a reduction in the number of required parking spaces, up to 25 percent for the reasons listed above.
 - (2) **Board of Zoning Appeals Approvals:** If an applicant requests a reduction of more than <u>25</u> percent of the required number of parking spaces, that request will be subject to the decision of the Board of Zoning Appeals.

(j) Business and Professional Offices:

- (1) Business and professional offices and associations: 1 space per three hundred square feet of gross floor area, but not less than 2 spaces per office.
- (2) Medical offices and clinics: 3 spaces per treatment or examination room or chair, plus 1 space per staff and employee on the largest working shift, but not less than five spaces per office.

U) Commercial Entertainment:

- (1) **Bowling alleys:** 5 spaces for each alley, plus any additional spaces required for a bar, restaurant or other accessory use.
- (2) Dance halls, bingo halls, assembly and exhibition halls: 1 space for every fifty square feet of floor area.
- (3) Fraternal and social associations and private clubs: 1 space for every fifty square feet of floor area in assembly or meeting rooms, plus 1 space for every two hundred square feet of other floor area.
- (4) **Game rooms:** 1 space for every two patrons at maximum capacity, plus 1 space for every two employees on the largest work shift.
- (5) Golf driving range: 1 space per tee, plus 1 space per employee on the largest shift.

- (6) Miniature golf: 1 and one-half spaces per hole, plus 1 space per emp largest work shift.
 - Section 7, ItemC.
- (7) Other outdoor commercial entertainment: 1 space for every four patrons at maximum capacity, plus 1 space for every two employees on the largest work shift.
- (8) Theatres, concert halls and meeting and banquet halls: 1 space for every two and one-half seats of capacity.

(k) Commercial and Service Uses:

- (1) Business and cleaning services: 1 space for every three hundred square feet of sales and office area, plus 1 space for every employee on the largest work shift, plus 1 space for every company or service vehicle regularly stored on the premises.
- (2) Commercial schools and studios: 1 space for every three students at capacity and 1 space for each employee on the largest working shift.
- (3) Convenience food stores, mini-markets and carry-outs: 1 and one-half spaces for every two hundred square feet of floor area, plus 1 space for each employee.
- (4) **Drive-through retail:** 1 space for each employee, plus off-street stacking space for five vehicles, plus 1 space for each two hundred square feet of sales area open to the public.
- (5) Financial establishments, banks and savings and loan associations: 1 space per two hundred square feet of gross floor area, plus 1 space per employee on the largest work shift, plus 5 off-street waiting spaces per drive-in window or drive-through teller machine.
- (6) Funeral homes and mortuaries: 1 space per every fifty square feet of public floor area, plus 1 space for each employee, plus 1 space for each business vehicle.
- (7) General merchandise stores and supermarkets: 1 space for each one hundred fifty square feet of gross floor area used for sales and display and 1 space for every two hundred fifty square feet of storage, warehouse and office area.
- (8) Home furnishings, home improvements and equipment stores: 1 space for each four hundred square feet of indoor and outdoor sales and display area and 1 space for each eight hundred square feet of office, storage and warehouse area.
- (9) Hotels and Motels: 1 space per room or suite, plus 1 space for every three employees on the largest work shift, plus 1 space for three persons to the maximum capacity of each public meeting and/or banquet room, plus fifty percent of the spaces otherwise required for accessory uses (e.g., restaurants).
- (10) Nurseries and garden supply stores: 1 space for each employee on the largest shift, 1 space for each two hundred square feet of gross floor area of inside sales or display and 1 space for each one thousand square feet of exterior sales and display area.
- (11) **Restaurant:** 1 space per one hundred square feet of seating capacity area, plus 1 space per employee on the largest work shift.
- (12) **Restaurants, fast food:** 1 space per fifty gross square feet of seating capacity area, plus one space per employee on the largest shift with a minimum of fifteen total spaces per seating capacity area.
- (13) Specialty retail commercial, specialty food stores, personal services and commercial centers: 1 space for every two hundred square feet of gross floor area less than two thousand and 1 space for every two hundred fifty square feet of gross floor area greater than two thousand square feet, and no use shall have less than 5 spaces.

(14) **Veterinary Services:** 3 spaces for each treatment area, plus 1 space for e employee on the largest working shift, except that pet stores shall provide parking as retail commercial space.

(I) Industrial:

- (1) Construction trades and contractor offices and industrial craft shops: 1 space for every three hundred square feet of floor area, plus 1 space for every business vehicle.
- (2) Lumberyards and buildings materials sales: 1 parking space for each eight hundred square feet of floor area, plus 1 space for every three thousand square feet of lot area devoted to the storage and display of building materials.
- (3) Manufacturing, printing and publishing establishments and laundry and dry cleaning plants: 1 space for each employee on the largest work shift, plus 1 visitor parking space for every ten thousand square feet of floor area, plus 1 space for every company vehicle regularly stored on the premises.
- (4) Recycling centers: 1 space for each employee or volunteer on the largest work shift, plus 1 parking space for each collection vehicle and 2 drop-off spaces for each bay and/or collection vehicle and container.
- (5) Self-Service Storage Facilities or Mini-Warehouses: If an on-site office is provided, at least 3 spaces, plus 1 space per employee on the largest working shift, unless otherwise required by Planning Commission.
- (6) Warehouses: 1 space for every four thousand square feet of gross floor area, plus 1 space per employee on the largest work shift.
- (7) Wholesaling facilities: 1 space for every three hundred square feet of office and sales area, plus 1 space for every four thousand square feet of warehouse and storage area, plus I space per employee on the largest work shift.
- (m) Institutional Uses: All such uses shall provide the total number of spaces required for the specific combination of institutional uses and/or recreation facilities (1111.0?(n)) provided, as listed below. When two or more institutional and/or recreational uses are provided on the same lot by one property owner, Planning Commission, at its discretion, may waive or modify the total number of parking spaces required.
 - (1) Cemeteries: 1 space per employee on the largest working shift, plus 1 space per four seats in the chapels.
 - (2) Community centers, libraries, museums, art galleries, botanical gardens and other establishments of historical, education and cultural interest: 1 space per two hundred fifty square feet of gross floor area plus one 1 space per employee on the largest work shift.
 - (3) Daycare centers and nursery schools: 1 space per employee on the largest working shift, plus 1 space per five children at capacity. In addition, there shall be a drop-off area at the main entrance sufficient to accommodate four automobiles per twenty or fewer children, plus one additional automobile for each additional ten children served. The drop-off area may either be in the form of spaces parallel to an access drive adjacent to the building or additional parking spaces beyond UDO requirements.
 - (4) Elementary and junior high schools: 1 space per employee on the largest working shift, plus 1 space per two classrooms.
 - (5) **High schools:** 1 space per employee on the largest working shift, plus 1 space per five students at capacity.

- (7) Junior colleges, colleges and universities: 1 space for every three students, plus 1 space per employee on the largest working shift.
- (8) Places of worship: 1 space per four seats at maximum capacity.
- (9) Public offices and buildings: 1 space for every two hundred fifty square feet of gross floor area.
- (10) Residential care faculties, including assisted living & life care, skilled nursing facilities, nursing homes, extended care facilities, rest homes and convalescent homes: 1 space per six beds, plus 1 space for each staff and employee on the largest work shift.
- (n) <u>Recreation uses, indoor and outdoor</u>: All such uses shall provide the total number of spaces required for the specific combination of recreation facilities and/or institutional uses (1111.07(m)) provided, as listed below. When two or more institutional and/or recreational uses are provided on the same lot by one property owner, Planning Commission, at its discretion, may waive or modify the total number of parking spaces required.
 - (1) Auditoriums, arenas, stadiums, gymnasiums, and playing fields with stands: 1 space for every four seats at capacity.
 - (2) **Golf courses:** 8 spaces per hole, plus fifty percent of the spaces otherwise required for any accessory use (e.g., restaurant, pro shops).
 - (3) Parks, playgrounds, playing fields without stands, nature areas and other open space: Parking shall be provided as determined by Planning Commission, based on the submitted site plan.
 - (4) Recreation centers: 1 space for every two hundred fifty square feet of floor area, except those designed for use exclusively by senior citizens or youth under age sixteen, in which case there shall be 1 space for every seven hundred fifty square feet.
 - (5) **Skating rinks:** 1 space per three hundred square feet of gross floor area.
 - (6) Swimming pools: 1 space for every seventy-five square feet of water surface area.
 - (7) Tennis, racquetball and handball courts: Indoor courts 4 spaces for each playing court. Outdoor courts 2 spaces for each playing court.
 - (8) Other requirements: In addition to the above requirements, all recreational uses shall provide 1 space for every two employees on the largest work shift.

(o) Residential Uses:

- (1) Single-family (attached, semi-detached and detached) two-family: 2 per dwelling
- (2) Multi-family: 2 per dwelling unit, plus guest parking at a rate of 1 space per four units.

(p) Special Residential Uses:

- (1) **Dormitories, convents and monasteries:** 1 space per six residents, plus 1 space per employee on the largest working shift.
- (2) Bed & Breakfast: 2 spaces, plus 1 space per guest room.
- (3) Boarding house: 2 spaces, plus 1 space per boarder.

- (5) Family and group care homes: 1 space per four residents, plus 1 space per employee on the largest working shift.
- (6) Retirement villages and senior citizen housing: 3/4 space per dwelling unit, plus 1 space per employee on the largest shift.

(q) Road Service and Vehicle Uses:

- (1) Vehicle accessories sale and installation: 2 spaces for every service bay, plus 1 space for each employee on the largest working shift, plus 1 space for every four hundred square feet of sales area.
- (2) Gasoline service stations and vehicle repair, painting and body shops: 2 spaces for each service bay, plus 1 space for each employee on the largest working shift and service vehicle, with a minimum of 6 spaces.
- (3) Vehicle washing facilities: 1 space for each employee with a minimum of 4 spaces, plus four off-street waiting spaces for each car washing device or stall, or eight off-street waiting spaces for an assembly line type washing establishment, and two parking spaces at the end of each washing bay for drying and hand-finishing vehicles.
- (4) Vehicle sales and service: 1 parking space for each eight hundred square feet of floor area, plus 1 space for each three thousand square feet of open lot area devoted to the sale and display of vehicles.

(r)(m) Required Number of Stacking Spaces:

(1) Applicability: Establishments which by their nature create lines of customer waiting to be served within automobiles shall provide stacking spaces that are on the same lot as the use, in addition to the required number of parking spaces per Table 1111.07-1: Required Number of Parking Spaces. The required stacking spaces shall not extend into or be within the public right-of-way, access drives, or circulation areas. Stacking spaces shall meet the requirements set forth in the following table.

Table 1111.07-2: Required Number of Stacking Spaces

	Minimum Number of Required	
Activity	Stacking Spaces	Measured From
Automobile Washing Facility, Automatic	6 per lane	Entrance
Automobile Washing Facility, Self-Service	3 per lane	Entrance
Automobile Fueling Station	2 per fuel pump	Pump island
Day Care Center	8 for facilities with 20 or fewer clients plus one additional stacking space for each additional 10 clients served	Entrance
Financial Institutions or ATM	4	Teller, window, or ATM
Food and Beverage Use with Drive-Through or Pick-Up Window	<u>7</u>	Pick-up window
Other	Minimum of 2 per window	

- (2) **Dimensions:** Each stacking space shall have an area not less than 160 square feet (measured 8 feet by 20 feet) exclusive of access drives and parking aisles.
- (3) Location: Stacking spaces may not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces. Stacking spaces shall also provide for

Section 7, ItemC.

(4) Modifications: The Planning Commission may require additional stacking spaces than specified in this section for uses that have extremely high-demand use periods that cause long waiting lines, such as fast food restaurants or drive-through coffee shops. In such cases, the Zoning Official shall work with the applicant to ensure that the site plan can accommodate the anticipated intensity of demand and forward a recommendation to the Planning Commission.

(s)(n) Required Number of Loading Spaces By Use:

- (1) Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided in accordance with this Section to accommodate the delivery or shipment operations in a safe and convenient manner.
- (2) Loading spaces shall conform to the following minimum dimensions:
 - (A) Type A space (for semi truck vehicles) fourteen feet (14') minimum width, fifty-five feet (55') minimum length, fifteen feet (15') height clearance. The space shall not inhibit service access to neighboring facilities or loading areas.
 - (B) Type B space twelve feet (12') minimum width, thirty feet (30') minimum length, fifteen feet (15') height clearance, and arranged so as not to inhibit other service traffic.
- (3) The number of loading spaces required are outlined in Table 20 and Table 21.
- (4) Loading and unloading areas shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from a public rightof-way, and complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.
- (5) No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.
- (6) Whenever there exists a lot with one or more structures constructed before the effective date of this chapter, and a change in use that does not involve any enlargement of a structure is proposed for such lot, and the loading area requirements of this Section cannot be satisfied because there is not sufficient area available on the lot that can

- (7) A loading space may occupy all or any part of any required side or rear yard. No loading or unloading shall occur in a front yard, except for structures less than fifteen thousand 15,000 square feet (15,000 sq. ft.).
- (8) No loading space shall be located closer than fifty feet (50 feet) to any residential district.
- (9) Short term storage of pod units shall be situated on a durable, impervious surface, such as a driveway, and located within the building setback. No pod unit shall be permitted to remain longer than seven (7) days. Units located within a commercial district shall, in addition to these standards, be located in the rear yard and screened from view by opaque landscape material or fencing.

Table 20: Commercial and Industrial Buildings

Gross Floor Area	Number and Type of Loading Space
Less than 5,000 sq. ft.	0
Equal to or greater than 5,000 sq. ft. but less than 15,000 sq. ft.	One Type B
Equal to or greater than 15,000 sq. ft. but less than 30,000 sq. ft.	One Type A
Equal to or greater than 30,000 sq. ft.	One Type A and B
For each additional 50,000 sq. ft. or fraction thereof	One Type A

Table 21: Office and Institutional Buildings (Excluding Churches)

Gross Floor Area	Number and Type of Loading Space
Less than 20,000 sq. ft.	0
Equal to or greater than 20,000 sq. ft. but less than 100,000 sq ft.	One Type A
Equal to or greater than 100,000 sq. ft. but less than 350,000 sq. ft.	Two Type A
350,000 sq. ft. or more	Two Type A
	plus one for each additional 300,000 sq. ft. or fraction thereof

(t)(o) Modifications and Conditions:

- (1) Where the Planning Commission finds that strict compliance with the minimum improvement requirements provided for in this chapter results in extraordinary hardship or costs being imposed upon a particular subdivision, PUD, PRCD or other development, it may vary these improvement regulations so that substantial justice may be done and the public interest secured.
- (2) In granting modifications of these Requirements, the Planning Commission may require such conditions as will, in its judgment, secure the objectives of the standards

271

Section 7. ItemC.

((Ord. 2009-14. Passed 7-6-09; Ord. 2010-22. Passed 12-6-10.)

HISTORY

Amended by Ord. 2023-01 on 317/2023

Planning Commission Discussion

Willow Run Retreat, LLC. 8370 Claude Thomas Road Franklin, Ohio 45005

Proposed use: Commercial Recreational

D. Statement for Proposed Conditional Use

The proposed property for conditional use is located within a C-1 zoning district and is surrounded by businesses in C-1 and I-1 zoning districts, as well as an interstate. There are no residential areas in proximity to the property. The location is situated at the end of a dead-end road, ensuring minimal to no impact on traffic flow in the surrounding area.

The property spans nearly 6 acres, with over 3 acres of open space available for ample parking to accommodate event attendees. This configuration ensures that parking will not overflow into neighboring properties or roadways.

To address noise concerns, all renters of the property will be required to adhere to the local noise control ordinance, restricting noise levels during the hours of 10:00 PM to 6:00 AM, except for Friday and Saturday till 11:30 pm. Additionally, the property is designed to avoid light intrusion on neighboring properties. Exterior lighting will be limited to motion-activated fixtures, and existing landscaping further mitigates potential light disturbances.

E. Narrative Statement

The proposed use satisfies the general standards for approval of conditional uses as follows:

1. Consistency with Zoning District Requirements:

The proposed use is identified as a conditional use within the designated zoning district. As such, it aligns with the permissible land uses outlined in the city's zoning ordinance for this district.

2. Alignment with Comprehensive Development Plan:

The proposed use supports the general and specific objectives of the city's comprehensive development plan by promoting compatible development, enhancing community resources, and contributing to orderly growth within the area.

3. Harmonious Design and Neighborhood Compatibility:

The proposed development will be designed, constructed, and operated in a manner that harmonizes with the existing and intended character of the surrounding neighborhood. The design will incorporate appropriate materials, landscaping, and architectural features to ensure visual and functional compatibility.

4. Minimized Neighborhood Impact:

The proposed use will not create hazards or unreasonable disturbances to existing or future neighborhood uses. Measures will be implemented to mitigate any potential impacts, ensuring the proposed use integrates seamlessly into the neighborhood environment.

5. Adequate Public Facilities and Services:

Essential public facilities and services, such as water, sewer, electricity, and road access, are available to serve the proposed use. Coordination with the responsible agencies will ensure ongoing provision of these services.

6. Economic and Fiscal Responsibility:

The proposed use will not create excessive public costs for infrastructure or services. Instead, it will contribute positively to the local economy without detriment to the community's fiscal health.

7. Minimized Detrimental Impacts:

The proposed use will avoid activities or operations that generate excessive traffic, noise, smoke, fumes, glare, or odors. Appropriate design and operational strategies will minimize any potential negative effects on persons or property.

8. Traffic Safety and Accessibility:

Vehicular access to the property will be designed to ensure safe and efficient traffic flow. Approaches and entrances will be located to avoid interference with surrounding public thoroughfares and minimize traffic congestion.

9. Preservation of Natural and Historical Features:

The proposed use will respect the natural, scenic, and historical features of the site and surrounding area. Development will be planned to preserve these features and ensure they remain integral to the community's character and heritage.

In summary, the proposed use adheres to the standards of conditional use approval by ensuring compatibility with zoning regulations, alignment with the city's comprehensive development plan, harmonious integration with the neighborhood, and minimal impact on public resources and the environment.

H. Conditional Use: Commercial Recreational

The proposed use of this property aligns with the purpose of Commercial Recreational zoning and aims to provide a versatile, open-air venue for various community activities. Located on nearly 6 acres, the property features over 3.5 acres of open field, with an additional 2+ acres developed with amenities including a pavilion, restrooms, and two sheds. The venue is designed to host a wide range of events, such as wedding receptions, open-air vintage markets, church camps, family reunions, birthday celebrations, and team building serving as a valuable resource for the community.

Site Features and Compatibility

The property is located at the end of a dead-end road, minimizing traffic impact on surrounding areas. It is not situated near any residential zones, eliminating concerns about compatibility with residential uses or the need for privacy fencing.

Lighting on the property is designed to avoid any intrusion on surrounding areas. Cut off lights will be strategically placed to prevent unnecessary illumination beyond the property boundaries.

The lot provides ample off-street parking, with over 3 acres of open space designated for smooth and conflict-free vehicle access and maneuvering. A designated parking spot for an employee ensuring efficient operations before, during and after events.

Structure and Facility Improvements

The property's pavilion and restroom facilities are undergoing upgrades, including a new roof and siding, to ensure a safe, attractive, and functional environment for visitors.

Operational Details

The proposed hours of operation are:

- Sunday through Thursday: 8:00 AM to 10:00 PM
- Friday and Saturday: 8:00 AM to 11:30 PM

All operations will comply with the local noise ordinance, maintaining a peaceful environment during nighttime hours.

Summary

This proposed Commercial Recreational use offers a well-designed, flexible venue that will enhance the community by providing space for diverse activities. The property's size, location, and thoughtful design ensure minimal impact on traffic, noise, and lighting while fostering a wide range of community-oriented events.

I. Monument Sign

In accordance with current regulations, the proposed property will install a monument sign with a total area of 36 square feet or less. The design and placement of the sign will fully conform to all applicable landscaping and zoning requirements.

The monument sign will serve as an attractive and functional feature, complementing the property's overall aesthetic and ensuring clear visibility for visitors without causing any visual obstruction or disruption to the surrounding area. Landscaping around the base of the sign will adhere to all guidelines, providing a well-maintained and visually appealing setting that aligns with the property's commitment to enhancing the community.

All necessary permits will be obtained, and the installation will be conducted in compliance with local codes and ordinances. This ensures the sign remains consistent with the regulatory standards for properties in this zoning district.

J. Landscaping Compliance and Preservation

The proposed use of the property will fully comply with all landscaping requirements, emphasizing the preservation of existing trees and the strategic use of landscaping to enhance the property's functionality and aesthetic appeal.

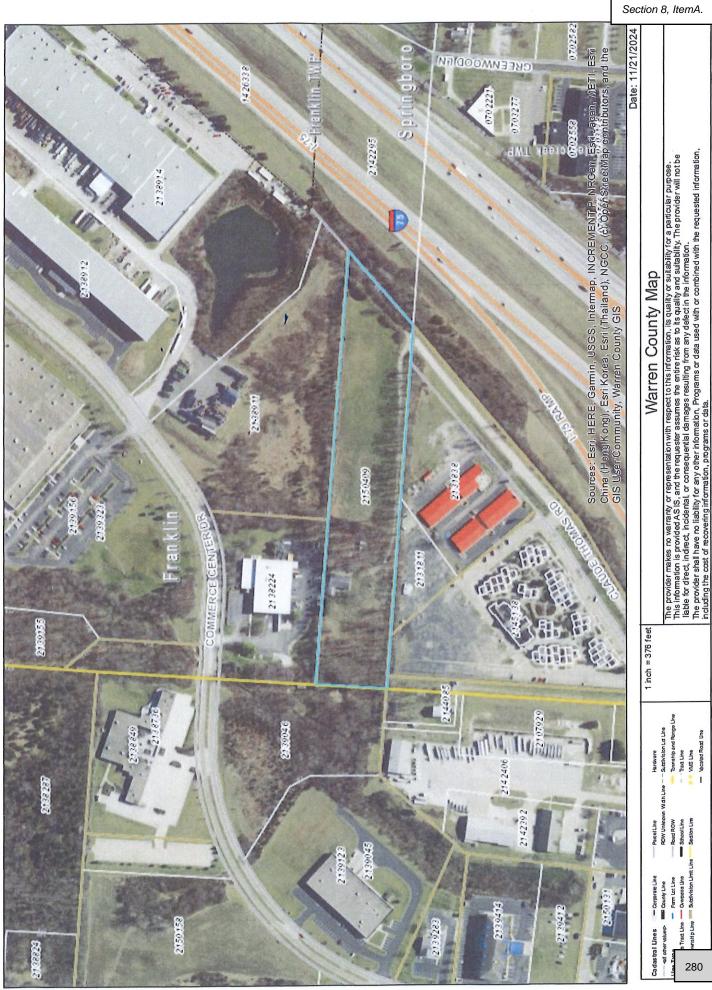
The property's landscaping plan is designed to minimize potential nuisances by incorporating natural buffers, such as trees and shrubs, to reduce noise, control light spillover, and create a visually appealing barrier between different areas of the site. These measures aim to harmonize the property with its surroundings while maintaining its usability for various activities.

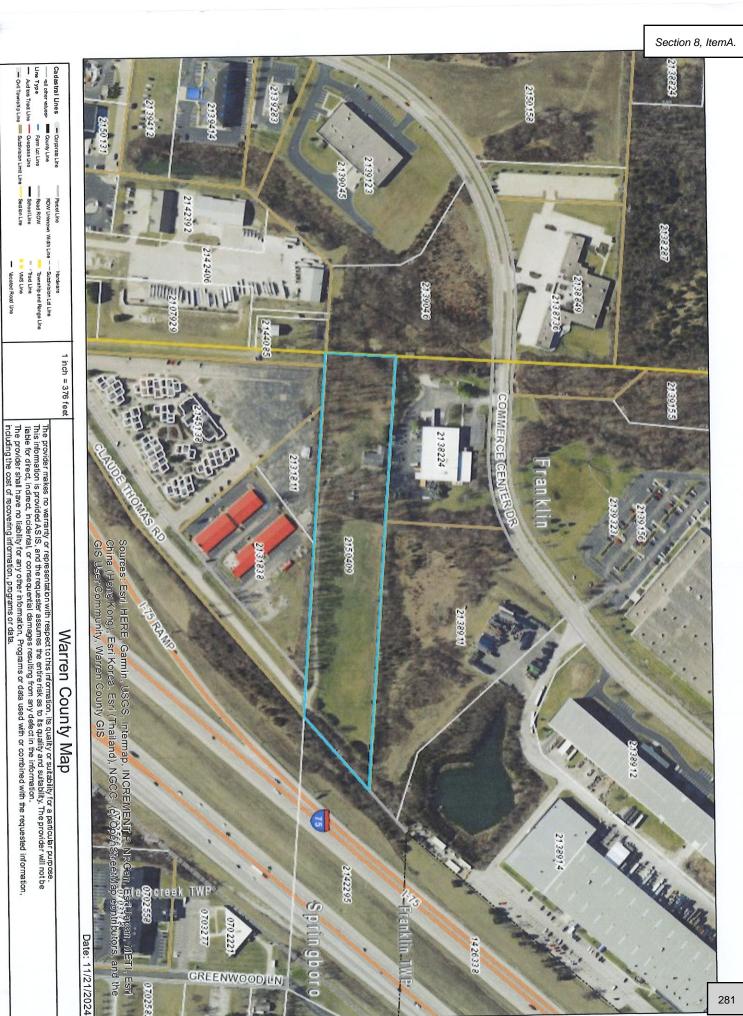
Efforts will be made to protect and preserve mature trees on the property to contribute to environmental sustainability and maintain the natural character of the site.

By prioritizing tree preservation and appropriate landscaping, the property will not only meet but exceed the standards for aesthetic appeal, contributing positively to the surrounding area and ensuring a harmonious integration with the natural and built environment.

Meated Road Line

280





Date: 11/21/2024

GREENWOODLIN

281

