Franklin County
Where Government Works

Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

Tuesday, April 23, 2013
1:30 p.m.

1. **Old Business**

   A. **Planning Commission**

   i. **BLEN-13-05 – Scott Ulrich**

Applicant:	Franklin County Rural Zoning Commission
Township:	Blendon Township
Request:	Requesting approval of the Blendon Township 2013 Comprehensive Plan.

2. **New Business**

   A. **Planning Commission**

   i. **BLEN-13-06 – Scott Ulrich**

Applicant:	Franklin County Rural Zoning Commission
Township:	Blendon Township
Request:	Requesting approval of the Blendon Township Zoning Resolution and Zoning Map.

   B. **BZA**

   i. **VA-3791 – Anthony Hray**

Applicant/Owner:	Mary E. Evans-Renkar
Township:	Pleasant Township
Site:	5960 Graessle Road (PID # 230-000011)
Acreage:	5.01-acres
Zoning:	Rural District
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 302.021(a(1)), 302.041(a) and 302.042 of the Franklin County Zoning Resolution to allow the creation of a new lot that fails to meet the minimum lot size and lot width and results in a residual lot of less than 5 acres in an area zoned Rural.

3. **Adjournment of Meeting to May 28, 2013**

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 www.FranklinCountyOhio.gov

Commissioner John O'Grady · **Commissioner** Paula Brooks · **Commissioner** Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Proposal for

Land Use Plan

Adoption or amendment

Plan Information and applicability

Plan title

Blendon Township 2013 Draft Comprehensive Plan Update

Applies to the following township(s):
Blendon Township

Case Number

BLEN-13-05

Meeting Dates

Review Body	Date
Planning Commission	April 10, 2013
Rural Zoning Commission	N/A
Board of Commissioners	N/A

Type of Adoption

	Amendment type	Title
☐	Replaces the following plan(s):	
X	Amends the following plan(s):	Blendon Community Plan – June 8, 2010
☐	Applies in addition to other plans	
☐	Jurisdiction's first plan	

Notes

Township Contact Information

Name
Bryan Rhoads

Address
6350 Hempstead Road

Westerville, Ohio 43081

Phone #
614-839-2013

Fax #

Email
bryan.rhoads@blendontwp.org

BLEN-13-05

Blendon Township

Franklin County Ohio

Office of Township Administrator

Bryan E. Rhoads

Administrative Offices
6350 Hempstead Road
Westerville, Ohio 43081
Phone: (614) 839-2013
Fax: (614) 839-0048

March 8, 2013

Franklin County Planning Commission

150 South Front Street

FSL, Suite 10

Columbus, Ohio 43215

Re: Blendon Township Community Plan

Dear Madam or Sir:

On March 4, 2013, at a regularly scheduled meeting, the Blendon Township Zoning Commission passed a motion to initiate the adoption of amendments to the Blendon Community Plan. Accompanied with this letter is a draft plan which incorporates the proposed amendments into the Blendon Community Plan for your review and comment. Your recommendation of approval or denial of the proposed amendments or the approval of some modification will be considered at a public hearing regarding the amendments. The public hearing is scheduled for April 8, 2013 at 8:00p.m.

If you have any questions regarding the amendments as submitted, please feel free to contact me at any time.

Thank you,

Bryan E. Rhoads

Township Administrator

RECEIVED

MAR - 8 2013

Franklin County Planning Department
Franklin County, Ohio

The memorandum summarizes Blendon Township's response to staff report for case Blen-13-05 presented to the Franklin County Planning Commission on April 10th, 2013. Below is a list of the majority of the comments made by staff, and the how each one was addressed by the Township.

Summary of Major Revisions

- Removed "Policy Statements" section in the Introduction chapter. This section described how the 2010 Community Plan abided by overarching policies endorsed or adopted by the Franklin County Board of Commissioners. These policies included the Sustainability Resolution; Plain Language Statement; Central Ohio Green Pact; and Regional Connections Regional Growth Strategy.
  Text added back to revised Comprehensive Plan
- Removed the "Map Center" chapter. This chapter included a snapshot of the three "vision maps" adopted as part of the 20 10 Community Plan: the Future Land Use Map, Bikeways Map, and Sidewalk Priorities Map. These maps were maintained in other chapters of the document.
  While this section was graphically well put together and is useful, the Township chose to leave it out temporarily in the anticipation that some of the maps will be updated in the short to mid-term at which time the section may be reinserted.
- Changed the policy themes from "Planned Growth," "Live Well," and "Go Safely" to "Land Use, "Housing, Recreation and Environment," and "Mobility." However, the theme descriptions and actions within each theme did not change.
  The Township maintains the minor change to the headings as it was determined through public input that the revised headings better communicated the intent to the Blendon community.
- Removed "Grow Smart" Action 3: Adopt the conservation development regulations in areas of Cleveland Heights and the area cast of the Big Walnut Creek.
  Text added back to revised Comprehensive Plan.
- Removed "Grow Smart" Action 6: Adopt the Smart Growth Overlay for mixed-use commercial centers. *Implementation note: the Smart Growth Overlay has been adopted in Blendon Township.*
  This text was not added back in as the Township is exploring other options to promote the principles of the Smart Growth Overlay at the local level.
- Removed "Grown Smart" Action I 0: Conduct a market analysis of the Westerville Road corridor.
  Text added back to revised Comprehensive Plan.
- Removed "Live Well" Action I: Require conformance with *AWARE* sustainability and universal design standards for projects receiving public funds. Also removed the corresponding call-out box further describing and explaining the *AWARE* standards.
  Text added back to revised Comprehensive Plan, call-out box omission remains.
- Removed "Live Well" Action 2: Support the use of universal design standards in new construction and rehabilitation of residential units.
  Text added back to revised Comprehensive Plan.
- Removed "Live Well" Action 8: Increase the homeownership rate.
  Text added back to revised Comprehensive Plan.
- Removed "Live Well" Action 10: Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations.
  Text added back to revised Comprehensive Plan.
- Removed "Live Well" Action 12: Consider the feasibility of a rental housing inspection pilot program.
  Text added back to revised Comprehensive Plan

- Removed "Live Well" Action 22: Adopt regulations establishing a stream buffer zone along Alum Creek, Big Walnut Creek and their tributaries. *Implementation note: stream buffer regulations have been adopted in Blendon Township.*
  Removed action completely
- Removed "Live Well" Action 33: Identify and convert underutilized sites to community gardens.
  Text added back to revised Comprehensive Plan.
- Removed "Live Well" Action 35: Provide information to connect producers and consumers of local foods.
  Text added back to revised Comprehensive Plan.
- Revised "Go Safely" Action 19: Install traffic calming devices in priority areas. Added Ulry Road and Walnut Street to priority areas within Sunbury Woods planning area.
  Text added back to revised Comprehensive Plan.
- Removed Implementation Tables from Implementation chapter. These tables identify the organizations involved in each action recommendation as well as which actions are of highest priority to the community.
  Table was placed back in the document with a new organizational style to the table.
- Removed Acknowledgements page. This page named and thanked all of the individuals and groups who provided input, technical advice and assistance with the 2010 Community Plan.
  Page was added back with a caveat that the contributors we part of the original plan prepared by the County.
- Added a note on the final page that states the following: "This plan was an update prepared by Blendon Township in 2013 based on the original plan prepared by the Franklin County Economic Development and Planning Department."
  This statement was left in the document and the following language was added "Blendon Township recognizes the hard work the Franklin County Planning staff in preparing the original Plan in 2010. The work of the County Staff and the high recognition the 2010 Plan received is a testament to the quality of the 2010 Plan, and the significant effort of the County planning staff that went into preparing the original plan."
- In many places where actions were removed, the action number headings were maintained and action text was replaced with "Reserved for future use."
  Notes remain as appropriate.

The 2013 Draft Update also does not assess the implementation progress to-date. Several recommendations of the 2010 Community Plan have been accomplished, including the following:

- "Grow Smart" Action 2: Discontinue conditional use home occupations
- "Grow Smart" Action 6: Adopt the Smart Growth Overlay for mixed-use commercial corridors (proposed to be removed as part of this update)
- "Grow Smart" Action 9: Implement recommendations of the Westerville Road Streetscape Improvement Plan
- "Grow Smart" Action 18: Convert the concrete barrier on Sunbury Road to a community amenity
- "Live Well" Action 13: Conduct a parks and recreation master plan
- "Live Well" Action 22: Adopt regulations establishing a stream buffer zone along Alum Creek,
- Big Walnut Creek and their tributaries (proposed to be removed as part of this update)
- "Live Well" Action 27: Sign the Central Ohio Green Pact
- "Live Well" Action 31: Establish a farmers market
- "Live Well" Action 32: Revise zoning regulations to allow community gardens
- Sidewalks installed on Executive Parkway and Harbin Drive

- Bikeways installed on Paris and Buenos Aires Boulevards
  These actions have been removed. The update to the sidewalk and bikeways was not addressed as the Township intends to complete a more thorough analysis of these networks in the coming years.

Staff Analysis
…. The Public Meeting Results remains unchanged and relies on the public input gathered at a public meeting that took place in July of 2009.
The Township has taken a number of steps to consider public input since the completion of the 2010 Plan. Throughout 2012 a series of public meetings were held to inform residents that the Township will be updating the Comprehensive Plan. During the meetings residents were informed of the changes, and given an opportunity to contribute to the Plan update. The public input that was conducted as part of the 2010 Plan still greatly informs the document. This input is outlined in the current document.

Technical Review Agencies
References to the Franklin County Engineer's Office (FCEO) were removed from several of the actions that inherently require FCEO involvement or approval. These actions include issues such as access management, gateway signage, streetlights, and sidewalk installation. The FCEO would like the Township, at the very least, to acknowledge FCEO's role as the sole authority for approving access to county roads from private property.
The removal of the reference was not meant to undermine the FCEO. In many instances the Township felt these references were standard procedure and thus their removal was warranted. The references have been added back into the document in many instances.

The Franklin Soil & Water Conservation District (FSWCD) is concerned by the removal of the recommendation for stream buffer zones along Alum Creek, Big Walnut Creek and their tributaries.
These buffers prevent development from occurring too close to these streams, and are meant to protect both water quality and private property from the damage caused by streambank erosion. Statement was put back into the document. It was originally removed as the Township adopted codified policies to protect the streambank, and thus felt the language was no longer needed in the Plan.

BLEN-13-05

BLENDON **Township Comprehensive PLAN**

Blendon Township, Franklin County, Ohio

BLEN-13-05

BLENDON Township Comprehensive Plan Update

Blendon Township, Franklin County, Ohio

DRAFT April 16th, 2013

Produced by:
Blendon Township Zoning Commission

Blendon Comprehensive Plan Update
Project manager
Bryan Rhoads

Disclaimer: We produced the maps, figures, tables and other information in this document only for Franklin County business purposes. While we made every effort to include complete information, the maps, figures, tables and other information are not guaranteed to be accurate. The content of this plan is for reference purposes only and shouldn't be used for any survey, engineering or commercial purpose.

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Mobility

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SECTION 1

INTRODUCTION

Need a quick overview of the Blendon Comprehensive plan? In this section you'll find a summary of the plan's recommendations, a map of the planning area, and the process we used to develop the plan.

Here's what you'll find in this section:

Plan Summary
The Plan Summary highlights the key recommendations of the Blendon Comprehensive plan.

Planning Area map
The Blendon Comprehensive plan will guide future development and redevelopment in unincorporated Blendon
Township, Franklin County, Ohio. The regional context map shows the location of the planning area in central Ohio.

The planning area map shows the detailed boundaries of the planning area. The maps show you where the Blendon Comprehensive plan's recommendations apply.

About this plan
What is a comprehensive plan? This part of the introduction explains what a plan is, how it's created, and how recommendations are developed.

Policy statements
Policy statements are the guiding principles we used to develop the Blendon Comprehensive plan. The Franklin County Commissioners endorse these principles as best practices that form the foundation of comprehensive plans.

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PLAN SUMMARY

BLENDON Comprehensive plan

The Blendon Comprehensive plan is a guide for future development in Blendon Township. The plan includes recommendations for the community's future: where houses are built, what kind of businesses are allowed, how new buildings look and locations of parks and trails. The plan also includes desired public improvements such as streetscape enhancements and place making features.

Recommendations follow the plan's three themes:
Land Use, Housing, recreation and Environment and Mobility

Land Use

Land Use focuses on preserving natural lands, protecting the environment and reusing already-developed land. Smart growth choices make vibrant places that are economically competitive. Recommendations for growing smart include:

- Improving development standards for new commercial buildings
- Implementing the Westerville Road Streetscape Improvement Plan
- Installing gateway signage
- Using conservation-style development to preserve natural features while accommodating future growth and development

Housing, Recreation Environment

Housing, recreation and environment focuses on having a high quality of life. Parks and trails, a healthy environment and a variety of housing types support a high quality of life for everyone. Recommendations for living well include:

- Allow for a variety of housing types to provide options for residents a varying age of the age and socio-economic spectrum
- Carefully plan parks and trails to serve residents of all ages

Mobility

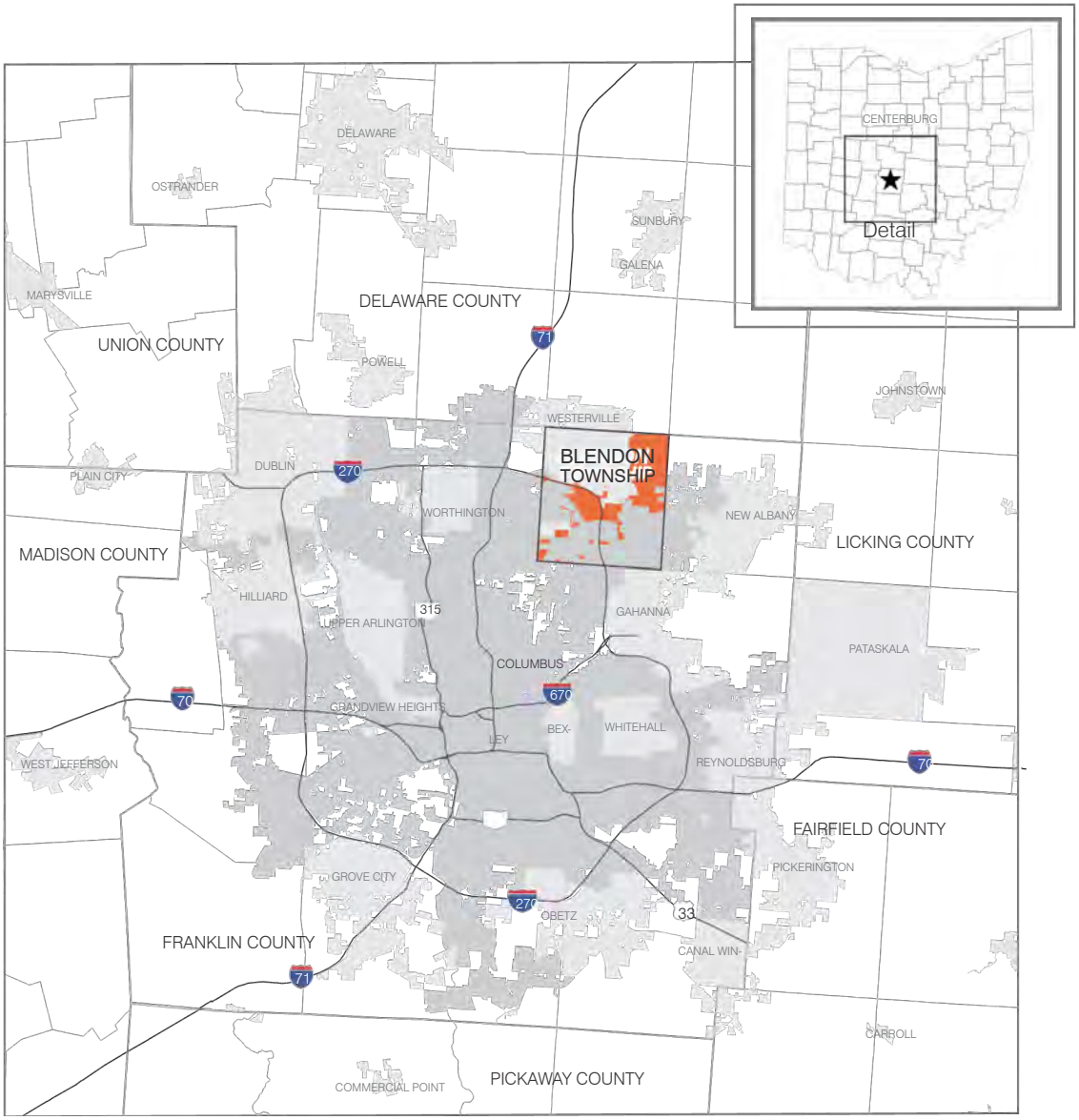
A complete transportation system allows people to travel safely and efficiently by car, foot, bicycle and transit. Recommendations help establish this system and include:

- Installing sidewalks in priority areas
- Providing connections to existing bicycle trails
- Adding amenities at bus stops
- Plan trails and pathways to connect key destinations within the community
- Designing streets to accommodate all users

Images: djc.com | Franklin County / Neighborhood Design Center | Franklin County | Bachman Builders | fitnessblog.projo.com | City of Sammamish, Washington

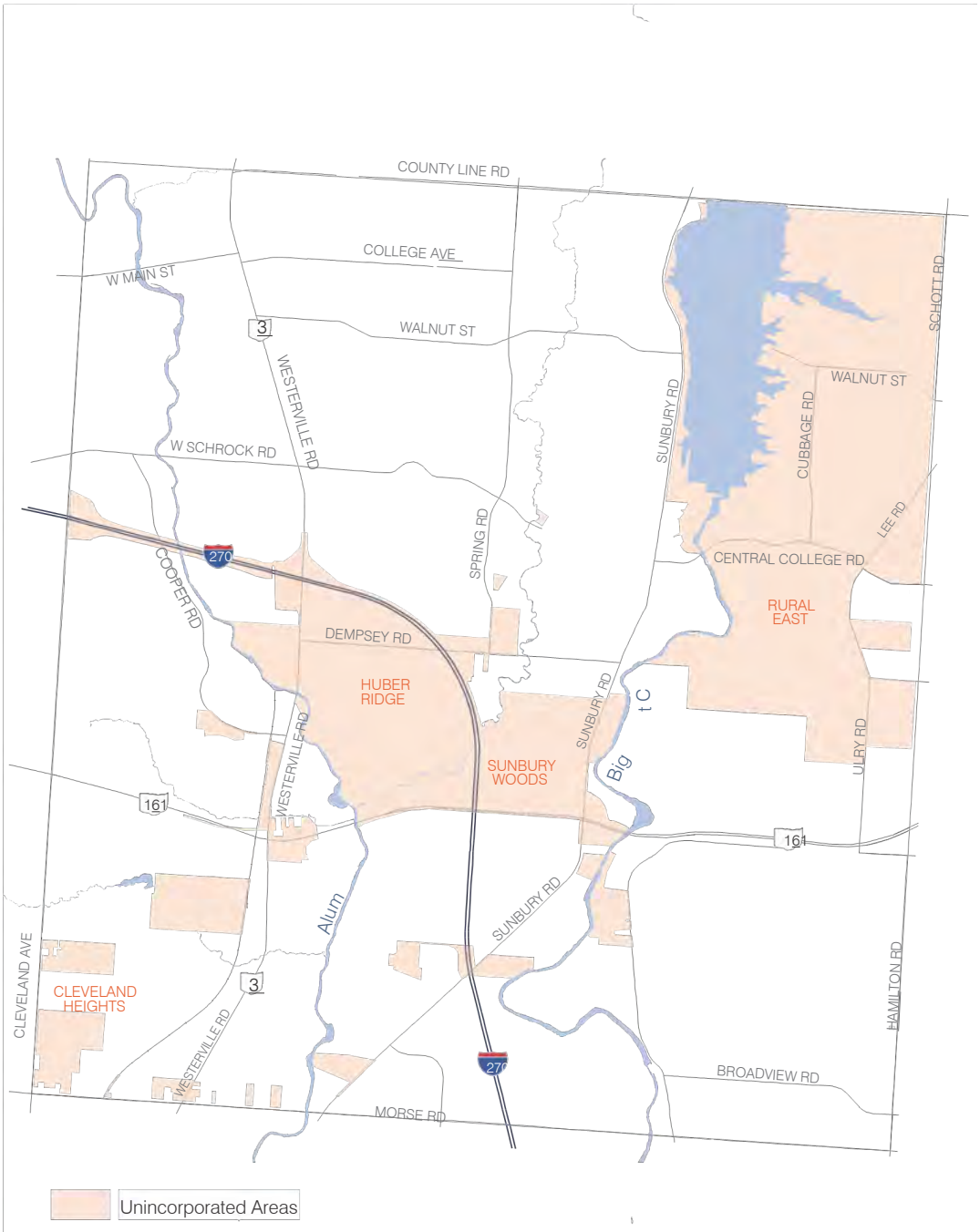
REGIONAL

PLANNING AREA LOCATION



Blendon Township is bordered by multiple jurisdictions in two counties

PLANNING AREA



Blendon Township consists of 3,520 acres in northeastern Franklin County, Ohio

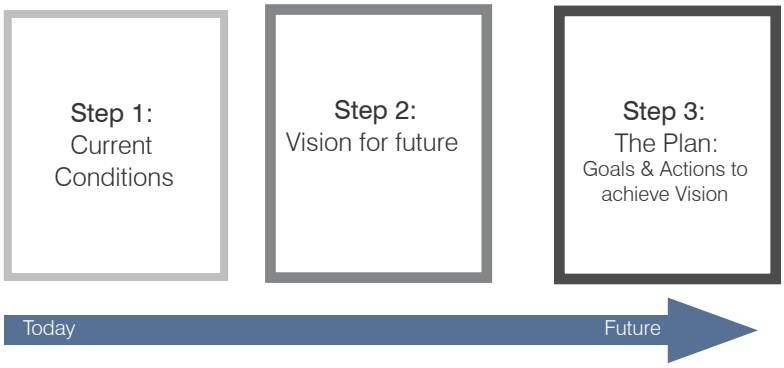
ABOUT THIS PLAN

What is a plan?
A land use plan represents a community's desires for the future: how land is used, what new buildings look like and how people travel around and through the community.

Steps in creating a plan
A plan begins by assessing a community's existing state—the current conditions of land use, building appearance, shopping areas and transportation network. The second step is deciding on a vision—a view of the community at a point 10 to 20 years in the future. The third step is developing the bridge from the present to the future: the plan's recommendations. The recommendations explain in detail how the community, starting in the present, achieves its desired vision for the future.

The recommendations: goals and actions
To develop the plan's recommendations, a community takes the desired vision for the future and divides it into smaller pieces, called goals. Each goal is a piece of the vision. Here's an example:

A community has a main street with a large shopping center. The shopping center is in poor condition and is only half-occupied. Arriving by car is the only convenient travel method. For its land use plan, the community imagines the future: the vision for the shopping center is an attractive, fully-occupied shopping center with housing near or above the stores and convenient



transportation for pedestrians. Taking its vision, the community breaks it down into goals for each vision and action items that explain what's needed to achieve each goal.

Just like the example, the Blendon Community Plan sets an overall vision and divides the vision into goals. The plan then lists action steps to achieve each goal. Each goal works both separately and together with the other goals to achieve the desired future for the planning area.

POLICY STATE-

Franklin County

Each of these statements describes how the Blendon Community Plan abides by policies, endorsed or adopted by the Franklin County Board of Commissioners.

SUSTAINABILITY RESOLUTION

The Franklin County Board of Commissioners passed resolution 683-06 stating its commitment to the mutually-compatible goals of environmental protection and economic growth. The resolution covers a range of county activities. For land use plans, the resolution states two important policy goals: practicing environmentally responsible land use and preserving natural resources. This plan complies fully with the resolution.

Environmentally responsible land use

The Blendon Community Plan recommends mixed-use centers in targeted areas along Westerville Road, Sunbury Road, Executive Parkway, Cleveland Avenue and Morse Road. This pattern of development will create vibrant places where residents and shoppers can easily travel by foot, bicycle or transit. This can improve air quality by reducing car trips.

By increasing density in already-developed areas with infill development, we can reduce the demand for land in outlying areas, known as greenfields.

In places where greenfield development may occur in the future, this plan recommends conservation-style development to ensure environmentally-sensitive areas are protected.

Preservation of natural resources

The planning area includes Alum Creek, Big Walnut Creek and many environmentally-sensitive areas. This plan recommends the protection and preservation of these natural resources.

We recommend establishing a no-build zone around the creeks and their tributaries. This will preserve environmentally-sensitive land, wildlife habitats, and improve water quality

Hard surfaces such as roofs and pavement create stormwater runoff when it rains. Instead of untreated water going directly into streams, the runoff should be directed to specially-planted areas designed to help water soak into the ground gradually. This helps recharge ground water and provides attractive areas of landscaping—all the while keeping pollutants out of the water system.

The Board of Commissioners will practice environmentally responsible growth when establishing policy on land use.

—Resolution 683-06

In addition to preservation, the plan recommends more interaction between people and nature. The Blendon Community Plan aims to connect existing bike trails, build new ones and improve parks throughout Blendon Township. Having a closer relationship with nature allows people to appreciate the importance of green areas.

PLAIN LANGUAGE STATEMENT

We wrote the Blendon Community Plan in plain language, with residents, developers, public officials, planners and all community members in mind. Plain language is a clear, straightforward way of writing.

Plain language keeps documents simple, using only the necessary number of words. But plain language isn't overly-simplified English. It's a way of writing that lets a reader concentrate on the message, instead of being distracted by complicated language.

We wrote this plan in plain language to help you, the reader. Too often, government documents use long sentences and lots of jargon. Writing in plain language should allow everyone to understand what's in this plan. For more information on plain language, visit these websites:

www.plainlanguage.gov
www.centerforplainlanguage.org
www.plainlanguagenetwork.org

CENTRAL OHIO GREEN PACT

Beginning in 2007, communities throughout Franklin County have adopted the Mid-Ohio Regional Planning Commission's Central Ohio Green Pact, a shared commitment to making the region more sustainable. The Green Pact addresses 10 subjects including: reducing household waste, building greener buildings and

The Central Ohio Green Pact recommends protecting rivers and creating walkable and bikeable communities

Franklin County

Providence

growing a green economy. One of the pledges is adopting sustainable land use policies.

From the Green Pact:
The way our communities grow can have a significant impact on the environment. We agree to examine our codes and policies to determine how we can: create walkable, bikeable communities; promote infill; protect natural resources such as trees; protect our rivers through stormwater controls; and create more green neighborhood infrastructure, such as green roofs, bio-swales and rain gardens.

The Blendon Community Plan generally acknowledges the Green Pact, and aims to follow the principles of the Pact to help advance the overall mission of the community. The plan recommends infill and redevelopment in existing neighborhoods and stimulating private investment along already-built commercial corridors. The plan recommends installing sidewalks in targeted areas and connecting people to existing bikeways.

The plan aims to preserve natural resources through the use of stormwater best management practices, conservation-style development and protecting sensitive land along streams. The plan supports reducing energy consumption by recommending energy audits and promoting home weatherization programs.

REGIONAL CONNECTIONS

Regional Connections: A Regional Growth Strategy for Central Ohio is an effort to establish a plan for growth across the central Ohio region for the next 25 years.

Regional Connections was formed by the Mid Ohio Regional Planning Commission and led by a 60-member steering committee of public and private leaders.

In 2006, MORPC published the Regional Connections report, a series of alternate future development scenarios, ranging from expanding sprawling outer suburbs to ultra-compact urban development centered around transit. The report gathered input from across the central Ohio region.

The report emphasizes the importance of local governments taking steps to anticipate growth. For urban communities, the report calls for increasing the development intensity in appropriate areas, especially near already-built roads and sewer lines.

MORPC is currently in the process of developing a Regional Plan for 12 central Ohio counties. The plan will address issues related to transportation, the environment and the economy. The plan is expected to be completed in 2012.

Four Visions

The Blendon Community Plan complies with the intent of Regional Connections. We show this by following Regional Connection's four visions:
one for place, prosperity, people and leadership.

Vision for place

From Regional Connections:
The vision for place is a physical environment that accommodates future growth efficiently and is distinguished by high quality neighborhoods and communities and careful stewardship of natural resources and agriculture land. Integrated-uses and more intensive utilization of land in neighborhoods and communities are evident throughout the region. Development occurs concurrent with the extension of appropriately-sized utilities and roads and development policies are based on an understanding of the economic impacts to affected local governments. Places are connected by a range of transportation choices, including roads, public and private transit, and paths for walking and biking.

This plan meets that by:

- Increasing density and high quality development along Westerville Road, Sunbury Road, Executive Parkway, Cleveland Avenue and Morse Road.
- Improving transportation networks for pedestrians, bicyclists and transit users
- Protecting Alum Creek and Big Walnut Creek and providing access to stream corridors

Vision for Prosperity

From Regional Connections:
The vision for prosperity is a diverse, healthy economy that provides job opportunities for residents and revenues to government to support the provision of quality community services and facilities, including infrastructure. Approaches to economic and community development that respect the natural environment and strike a balance of regional and local needs through cooperation and sharing of costs and benefits.

This plan supports that by:

- Attracting and maintaining business and investment along main corridors
- Supporting small business
- Facilitating mixed-use developments

Vision for People

From Regional Connections:
The vision for people is a diverse and civically engaged population that enjoys a healthy environment and has access to affordable housing, a range of employment choices, recreational and cultural amenities, spiritual institutions, and life-long learning opportunities. Residents of the region have accessibility to civic life and more housing choices near jobs.

This plan supports that by:

- Supporting a local foods system
- Working to provide housing that is accessible to all
- Improving air quality inside homes
- Promoting the upkeep of properties
- Maintaining existing parks and establishing new parks

Vision for Leadership

From Regional Connections:
The vision for leadership is governance that is defined by shared understanding and aligned deci sion-making among all levels of government. Plans, policies and decisions related to growth, development and major infrastructure investments are made with a regional perspective, desire for improved efficiency of service delivery, and sense of mutual responsibility for providing services and protecting environmental resources. Residents and stakeholders are involved and well-informed about regional issues.

This plan supports that by:

- Working with environmental groups to preserve environmentally-sensitive areas
- Collaborating with other jurisdictions to create an area-wide bikeways system
- Receiving input throughout the planning process from regional stakeholders through the Regional Planning Advisory Group

Seattle Daily Journal of Commerce

Increase development intensity in appropriate areas

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PEOPLE AND HOUSING

PEOPLE

Population: Blendon Township's population was 7,905 in 2000. Projections from the MidOhio Regional Planning Commission show a population growth of 9.5 percent from 2000 to 2030, compared to a 25 percent projected county-wide increase. This table shows the projected population change for the township.

Population density: Net population density for the township is 1,437 people per square mile, lower than Franklin County's overall density of 1,980 people per square mile. This means that Blendon Township's population is more dispersed than the county as a whole.

Households: 3,386 total households exist in Blendon Township. The township has a higher percentage of the population in family households than Franklin County, 90 percent compared to 77 percent. The average household size for the township is higher than that for the nation, state and county.

Age: Minors and middle-aged people make up a larger percentage of the population than in Franklin County as a whole. The high percentage of family households in the township likely contributes to this age distribution.

Race: The township's racial make-up differs from the county, with a higher percentage of whites and a lower percentage of all other races than the county as a whole.
2000*

Population and Housing Trends

	Population	Housing Units
2005†	*8,251*	*3,102*
2030†	8,657	3,610
% Change	9.5%	3.7%

Source: 2000 U.S. Census †Estimates, MORPC

Demographics

	Blendon Township		Franklin County	
Race	*Number*	*Percent*	*Number*	*Percent*
White	7,243	91.6%	806,851	75.5%
Black	394	5.0%	191,196	17.9%
Asian	76	1.0%	32,784	3.1%
Other / Multiple	192	2.4%	38,147	3.5%
Age				
Under 18	2,391	30.3%	268,321	25.1%
18 to 34	1,783	22.6%	308,545	28.9%
35 to 59	2,873	36.3%	353,461	33.1%
60 and above	858	10.8%	138,651	13.0%
Total	**7,905**		**1,068,978**	

Source: 2000 U.S. Census

HOUSING

Geographic areas

We divided housing characteristics into the following geographic areas:

- Cleveland Heights
- Huber Ridge
- Sunbury Woods
- Area east of Big Walnut Creek

Housing age

Median year of housing construction shows the basic development progression over time. Median years of construction are:

- Cleveland Heights, 1953
- Huber Ridge, 1969
- Sunbury Woods, 1983
- Area east of Big Walnut Creek, 1971

This information shows a common trend seen throughout the United States. Populations have moved away from central-city areas since the end of World War II.

Occupancy

The occupancy rate for Blendon Township, 97.3 percent, is higher than Franklin County's 93.2 percent. Blendon Township has a lower proportion of vacant housing compared to Franklin County overall.

Housing types

Common housing types are single-family, townhomes and apartments. Huber Ridge contains the largest apartment complex in Blendon township. A 120-unit extended-stay hotel was recently constructed on Executive Parkway.

Rental Units: The table below shows the proportion of renter- and owner-occupied housing units by geographic area. While Huber Ridge has a higher number of rental units than Sunbury Woods, rentals account for a larger share of the overall housing in Sunbury Woods.

Housing units: In 2000, Blendon Township contained 3,481 housing units. Mid-Ohio Regional Planning Commission projections predict an increase of 3.7 percent from 2000 to 2030.

EMPLOYMENT

Jobs in Blendon Township: Data from the MidOhio Regional Planning Commission shows approximately 3,000 people work in Blendon Township.

Blendon Township residents: According to the 2000 census, most residents work in these industries: Professional, scientific/technical services, retail, education, and health/social services.

Approximately 194 businesses operate in Blendon Township. Business information was obtained from ReferenceUSA.

Primary Business Locations:

- Westerville Road from State Route 161 to Interstate 270
- Sunbury Road and Executive Parkway Area
- Areas along Morse Road and Cleveland Avenue

Most common business types:

- Retail, 46 businesses
- Other services (including personal and auto repair services), 38 businesses
- Real Estate, 17 businesses

Owner and Renter Occupied Housing Units

	Huber Ridge		Cleveland heights*		Sunbury Woods	
Owner Occupied	*1,287*	*74.1%*	*791*	*91.45*	*754*	*71.5%*
Renter Occupied	449	25.9%	74	8.6%	301	28.5%
Total	**1,736**		**865**		**1,055**	

Source: 2000 U.S. Census **Includes portions of Columbus*

CURRENT CONDITIONS

Maps on the following pages show geographic information about Blendon Township.

Current Land Use map

Shows how land within the township is currently being used.

Zoning map

Shows existing zoning districts, which determines the range of permitted land uses.

Roads and Transit map, p. 38 Shows major roads and bus routes connecting people to destinations.

Sidewalks map

Shows locations of existing sidewalks connecting pedestrians to schools and businesses.

Bikeways and Paths map

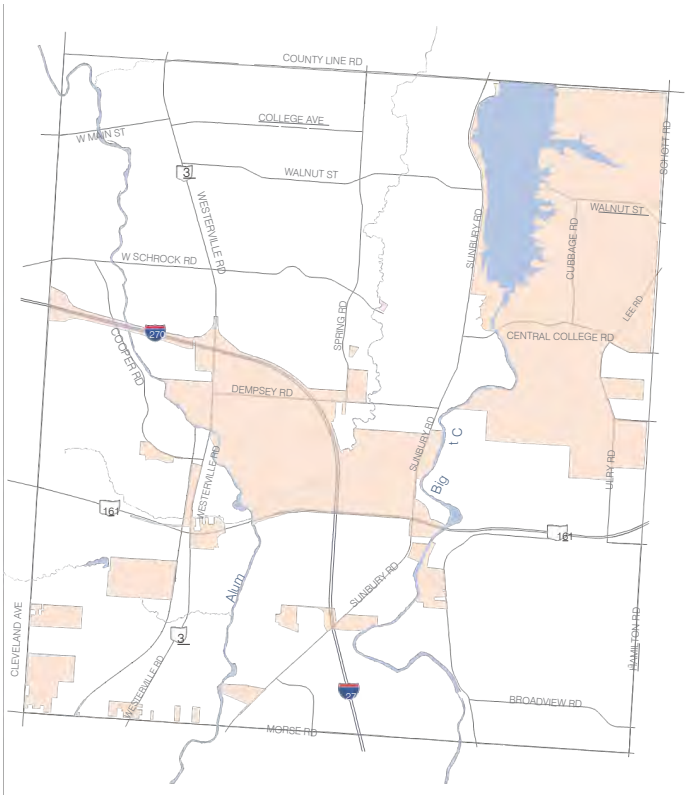
Shows existing and proposed locations of bikeways and paths.

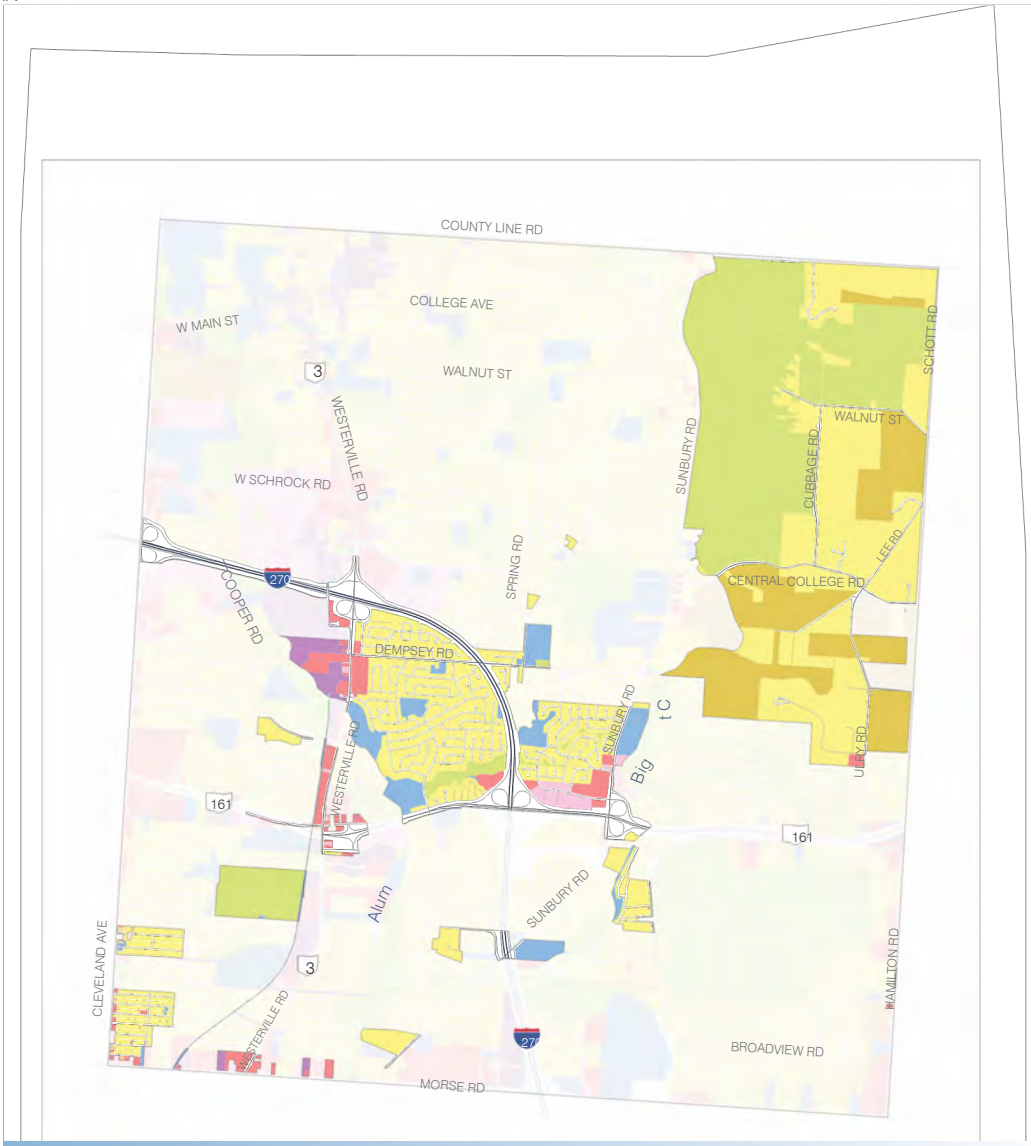
Community Facilities map

Shows places residents rely upon for community services that enhance the quality of life.

Township Identity map

Shows the areas and corridors that help to define Blendon Township.





Current Land Use
- Residential
- Commercial
- Office
- Public Service
- Industrial
- Park/Open Space
- Agriculture

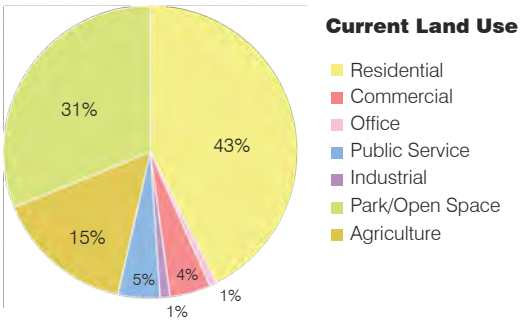
CURRENT LAND USE

The current land uses in Blendon Township are shown in this map and figure. Land in Blendon Township is predominately used for residential purposes. Parks and open space is the second most common land use.

Commercial uses make up approximately 4 percent of the planning area. Commercial uses are primarily found along main roads, especially Cleveland Avenue, Westerville Road and Sunbury Road.

There is a significant amount of office space in Blendon Township, but office uses represent less than 1 percent of the overall land area.

When planning for an area's future land use, it is important to ensure compatibility with existing land uses.



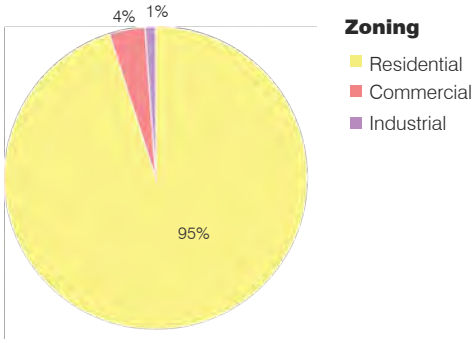
Current Zoning
- Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial
- Mixed-Use Open
- Space

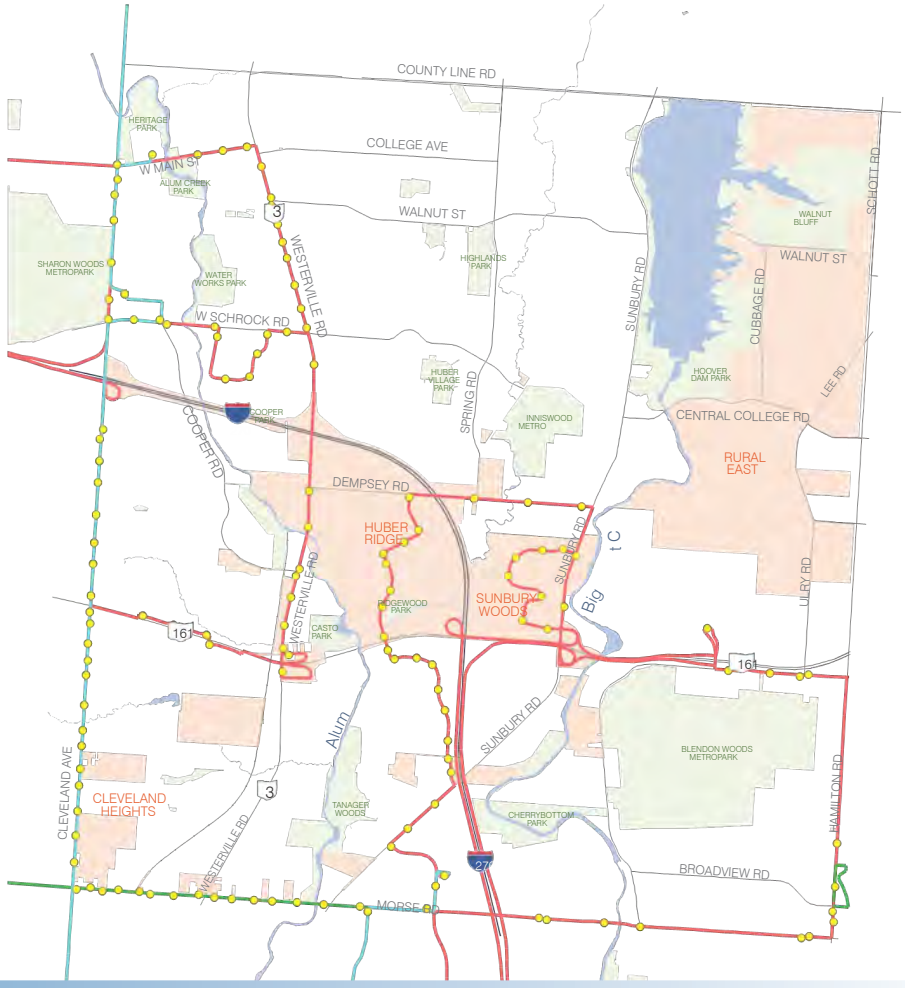
ZONING

Nearly 95 percent of land in Blendon Township is zoned for residential and agricultural uses. The figure at right shows the percent of land in Blendon Township zoned for residential, commercial and industrial uses.

The map above shows the generalized zoning in the planning area. The generalized zoning map consolidates zoning classifications into general categories for residential, commercial and industrial zoning districts. Generalized zoning maps allow us to quickly see the permitted uses for an area.

Existing zoning tells how land can currently be used and therefore is considered when making recommendations for future land uses.





COTA Bus Routes

- Local
- Crosstown
- Express
- Bus Stops

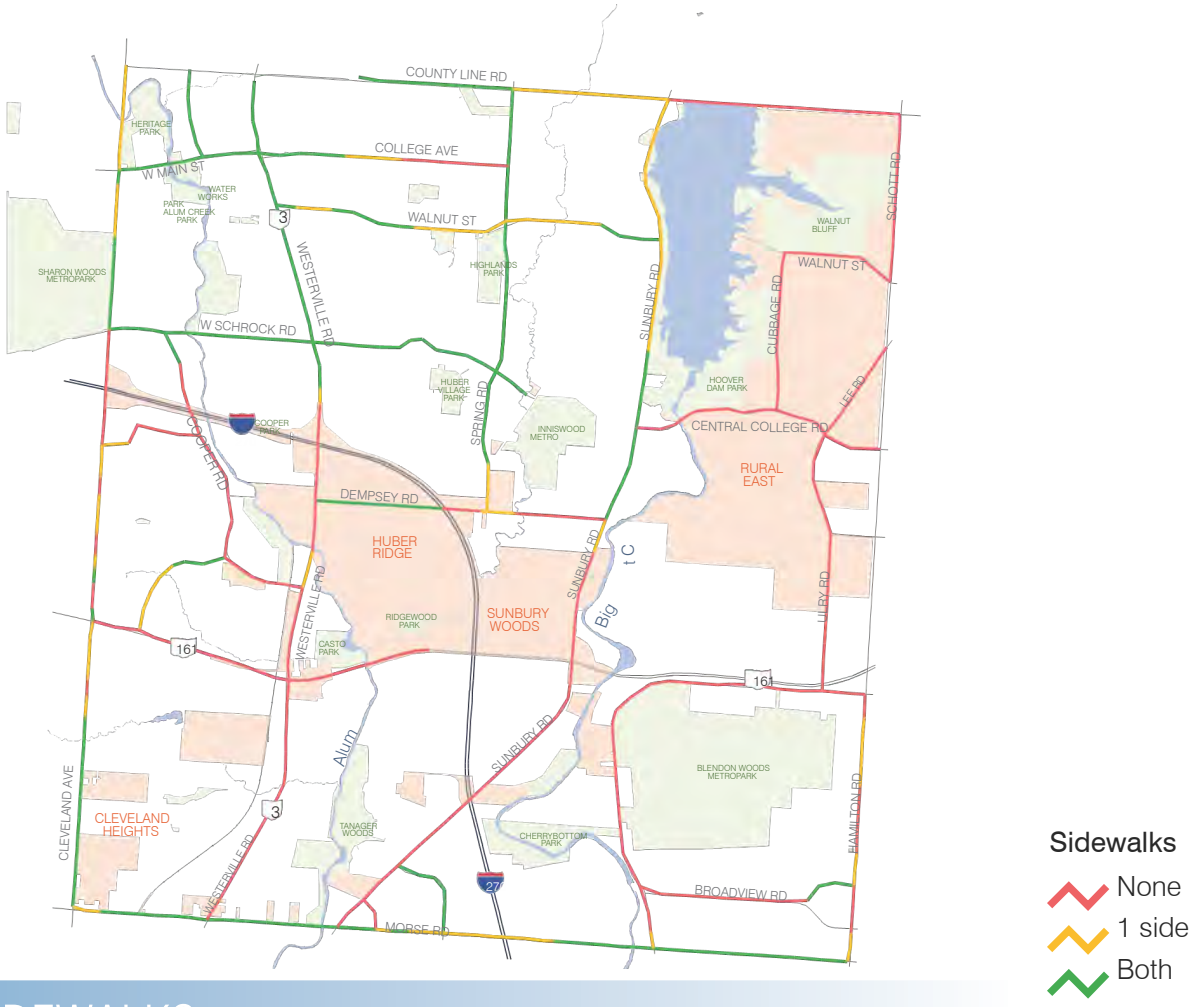
ROADS AND TRANSIT

Highways, Road and Streets
The planning area has easy access to major highways.

Interstate 270 curves through the center of Blendon Township with four interchanges to the planning area. State Route 161 runs east to west through the center of Blendon Township. Major non-freeway roads include Morse Road, Cleveland Avenue, Westerville Road and Sunbury Road.

Planned road improvement projects include intersection improvements at Westerville Road and Dempsey Road, road widening and resurfacing on Dempsey Road from Interstate 270 to Sunbury Road, and a bridge-replacement project on Central College Road at Big Walnut Creek. The Mid-Ohio Regional Planning Commission is conducting a study for Westerville Road, from State Route 161 to Interstate 270, to identify solutions for reducing traffic congestion.

Transit
The Central Ohio Transit Authority serves the Blendon Township area with five express routes, two local routes and one crosstown route. Bus routes are shown on the map above. The express routes provide transportation for the morning and evening commutes from Huber Ridge and Sunbury Woods to downtown Columbus. COTA is satisfied with the express routes' ridership, except bus route 38 which serves the Huber Ridge neighborhood.
The Delaware Area Transit Agency's service



SIDEWALKS

boundary extends into Franklin County, however no bus routes serve Blendon Township.

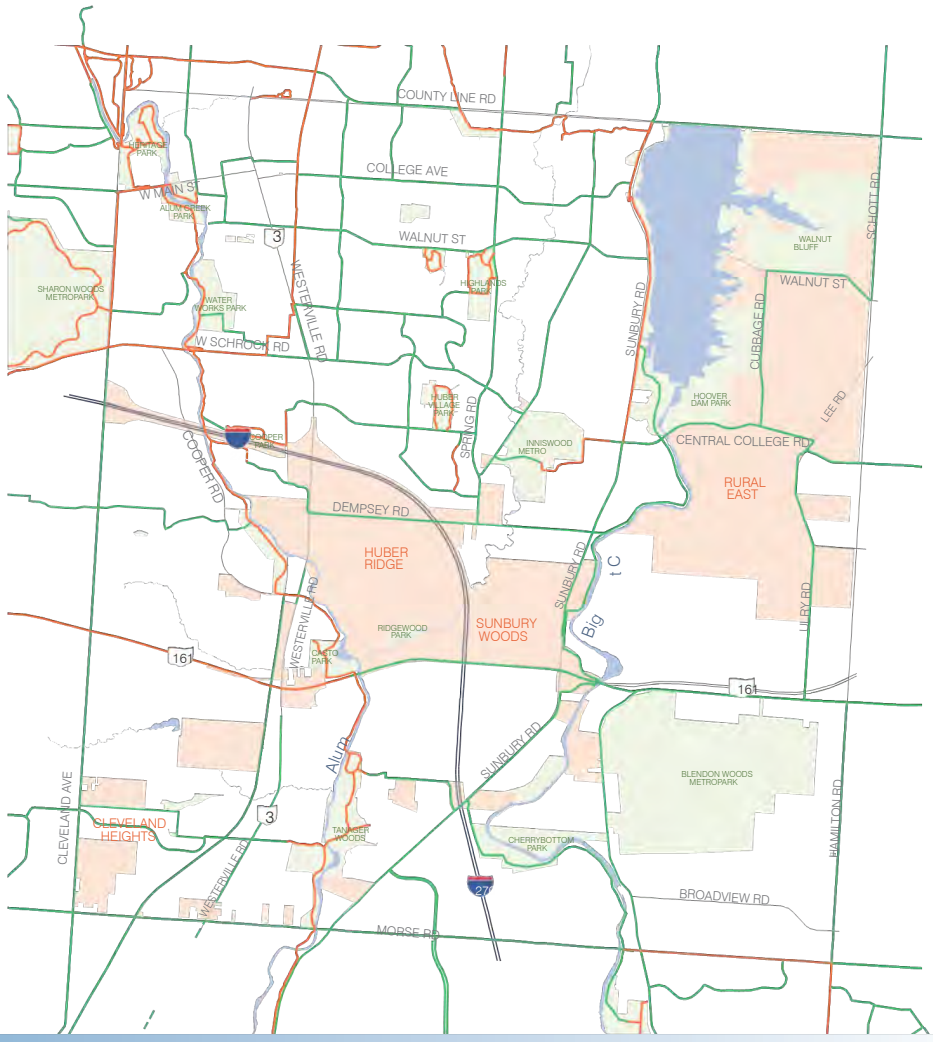
Public transportation is an essential part of a complete transportation network. Buses provide transportation for a wide range of people: those that do not want to drive, those without access to a vehicle and those unable to drive.

Rail

There are no active rail lines in the planning area. There is an abandoned railroad right-of-way located west of Westerville Road. Abandoned railroad rights-of-way have a number of potential uses, including the installation of bike paths. The Columbus Bicentennial Bikeways Plan proposes a bikeway in this location.

Sidewalks and Multi-Purpose Trails

Sidewalks and trails serve important functions for communities. Sidewalks connect neighborhood residents to services, children to schools, provide opportunities for exercise and serve as an alternative mode of transportation. The sidewalks map on the above page shows the presence of sidewalks along main roads, whether on both sides, one side, or absent altogether. The Huber Ridge and Sunbury Woods neighborhoods have sidewalks throughout. The commercial corridors of Westerville Road, Sunbury Road and Executive Parkway are in the greatest need of sidewalks to allow residents from neighborhoods to access commercial destinations. Sidewalks exist on both sides of Cleveland Avenue.



Bikeways

Proposed

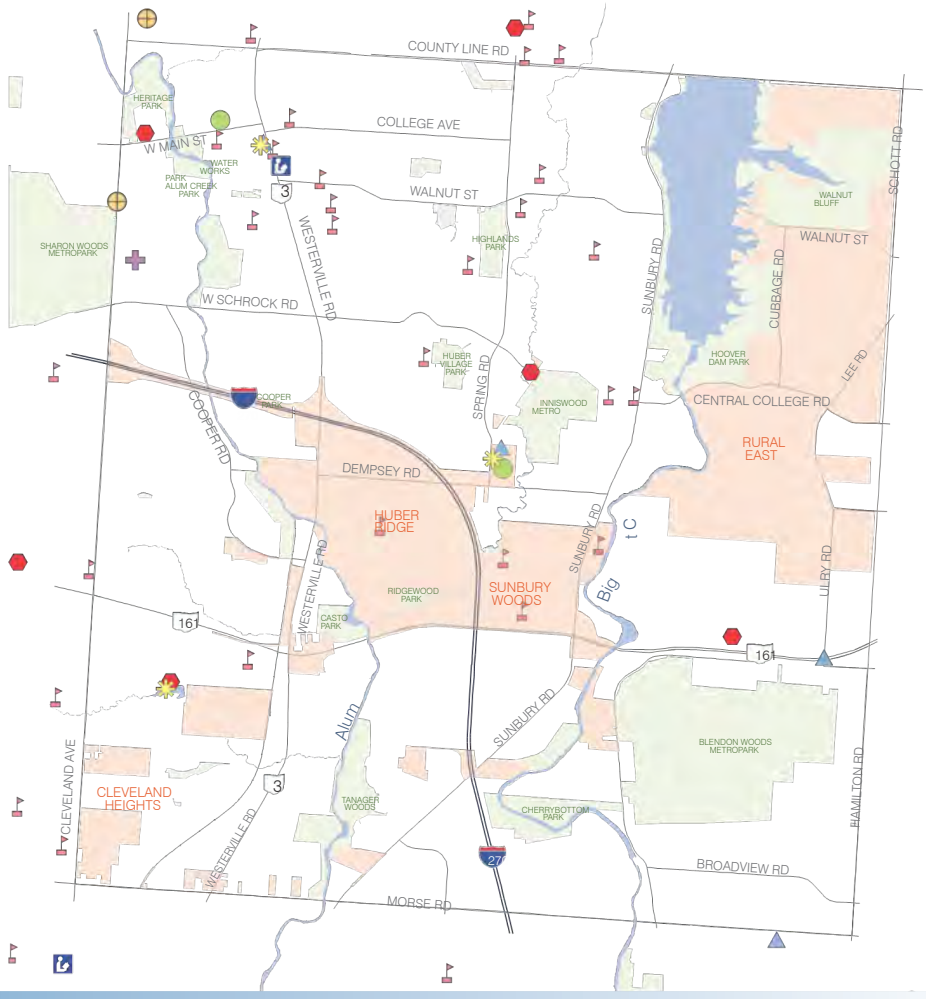
Existing

BIKEWAYS AND PATHS

Bikeways

This map shows the location of existing and planned bikeways in Blendon Township. Existing bikeways are intermittent and typically not connected. The longest lengths of connected trails near the planning area are along Alum Creek and west of Hoover Reservoir. No bikeways directly serve Blendon Township. The Alum Creek Bikeway runs west of Huber Ridge, but the neighborhoods in the planning area do not have access.

Bikeways are proposed along many roads in the area east of Hoover Reservoir that would help connect parks and neighborhoods. Bikeway types can include shared roadway lanes, bicycle lanes along roadway shoulders and separate bicycle paths.



Community Facilities

- Libraries
- Schools
- Government
- Police
- Fire stations
- Recreation Centers
- Senior Centers
- Hospitals

COMMUNITY FACILITIES

Parks and Recreation Facilities

Parks: Approximately 1,040 acres of park, parkland and recreational space exist in Blendon Township. Hoover Reservoir, Hoover Dam Park and Walnut Bluff Park account for 1,010 acres. Three metro parks and numerous neighborhood parks are located near Blendon Township.

Recreation facilities: The Blendon Township Board of Trustees owns and maintains Ridgewood Park in Huber Ridge and a commons area in Sunbury Woods. The Ridgewood Park includes three baseball fields and the commons two play areas. The Huber Ridge elementary school has basketball courts and a baseball field. Township residents also use recreation facilities located in Westerville.

Recreation facilities are important to community health by allowing individuals the opportunity to be physically active.

Schools

Three school districts serve Blendon Township: New Albany-Plain Local Schools, Columbus City Schools and Westerville City Schools. The planning area contains two Westerville schools.

Huber Ridge Elementary School: Huber Ridge Elementary serves the Huber Ridge neighborhood with an enrollment of approximately 550 students in grades K-5. Approximately 400 students walk to school each day. Two school buses provide transportation.

The school is located on a one-way street with parking on both sides which has led to motoristpedestrian conflicts.

Wilder Elementary School: Wilder Elementary serves the Sunbury Woods neighborhood. Attendance is approximately 460 students. Wilder Elementary provides schooling for grades K-5 and offers a special needs preschool program.

Both schools offer after-school programs and are open to various groups.

One private school, Eastwood Junior Academy, is located in Blendon Township on Sunbury Road. The academy provides schooling for grades K-8. The school is operated by the Seventh-day Adventist Church.

Three schools of higher education are located in the planning area: Franklin University, Bohecker College and Hondros College. All three schools are located on Executive Parkway.

Safety services

Fire: The Westerville Fire Division provides fire suppression and emergency medical service to Blendon Township through a 20-year contract. Three fire stations serve Blendon Township, providing a 4-minute average response time. Stations are located on West Main Street, East Schrock Road and North Spring Street.

Police: Blendon Township provides police services with a 20-member staff that includes 18 officers. The Blendon Township Police Department is located at the township complex on Hempstead Road.

Other Community Facilities

Blendon Township Senior Center: Located at the township complex, the center is open to anyone in the surrounding area that is 55 and over. There are approximately 140 members from Blendon Township. Most members drive to the center although transportation is provided to those unable to drive. The center offers programs Monday through Friday from 8:30 a.m. to 4:30 p.m.

Postal Service: A post office is located at Glengary Shopping Center.

No libraries are located in the planning area. The Westerville Public Library is located on South State Street and the Northern Lights Branch of the Columbus Metropolitan Library is located on Cleveland Avenue south of Morse Road.

The preceding map shows the location of community facilities in the planning area.

Wilder Elementary School, located in the Sunbury Woods neighborhood

Franklin County

Township Identity

District

Corridor

Gateway

Node

TOWNSHIP IDENTITY

Gateways
Gateways are major entry points to the community and offer a community's first impression to newcomers. Blendon Township's gateways lack distinguishing features such as welcome signage or landscape treatments that inform travelers they are entering the area. There are seven main gateways to the planning area, as shown on the map above.

Corridors
Corridors also convey a community's image. Corridors are lengths of roadways that have similar characteristics and business activity.

Cleveland Avenue: A north-south road on the western edge of Blendon Township. The corridor has sidewalks on both sides of the road. Commercial properties lack street presence and many lack green space and landscaping.

Westerville Road: A north-south road through the western half of Blendon Township. Large volumes of traffic travel the corridor. The Mid-Ohio Regional Planning Commission is conducting a capacity study for the portion between State Route 161 and Interstate 270. Businesses on Westerville Road include restaurants, auto-related uses and construction contractors. There are no sidewalks. High traffic speeds make travel unsafe for pedestrians.

Commercial properties have limited landscaping and buildings are set back far from the road with parking in front.

Sunbury Road: A north-south road located east of Sunbury Woods. Sunbury Plaza is located here. A concrete barrier separates the road and the shopping center. Sidewalks do not exist and buildings lack street presence.

Nodes

Nodes are centers of attraction and activity. Glengary Shopping Center and Sunbury Plaza are nodes.

Glengary Shopping Center: The center has been a shopping destination for residents since the 1970s. The center is in a prime location and is fully occupied. Glengary Shopping Center occupies approximately 15 acres with limited landscaping. The shopping center lacks a pedestrian-friendly design. No bike racks or designated walking areas exist.

Landscaping reduces storm water runoff and helps reduce temperatures in urban environments. Bike racks encourage cycling. Designated walking areas allow safe pedestrian access to stores.

Sunbury Plaza area: The development of the shopping plaza and Executive Parkway began in the 1980s. This is a prime commercial area with access to the interstate system. Sixteen properties including Sunbury Plaza and businesses along Executive Parkway occupy approximately 45 acres.

One undeveloped property remains along Executive Parkway that serves as a buffer to the Sunbury Woods district. The property is zoned for commercial use. Businesses have an abundance of parking and there are no sidewalks. Most properties lack designated walking areas from parking lots to buildings.

Franklin County

Sunbury Plaza shopping center, a node located near the Sunbury Woods neighborhood

Districts

Cleveland Heights, Sunbury Woods, Huber Ridge and the Rural East are districts, or areas with common design characteristics.

Cleveland Heights: Residential neighborhood platted in 1924 and 1925. The neighborhood contains approximately 480 properties of which approximately 370 are undeveloped. No sidewalks exist in the district. A public sewer system is scheduled to serve all existing homes and businesses by mid-2011.

The neighborhood has a large amount of undeveloped land. Further utility service extension may be required for future development. Attention should be given to this area to ensure appropriate future development.

Huber Ridge: Residential neighborhood platted between 1960 and 1971. The neighborhood has approximately 1,500 developed properties. Neighborhood sidewalks connect residents to Huber Ridge Elementary and Ridgewood Park.

Sunbury Woods: Residential neighborhood platted between 1972 and 1981. There are approximately 1,100 developed properties. Sidewalks exist throughout the neighborhood. Roadways in the neighborhood are wide and contribute to speeding.

Rural East: The rural area east of Big Walnut Creek has areas of low to medium-density residential development. There are seven platted subdivisions in this district. A large amount of undeveloped land remains. Central sewer and water is not available. Natural features such as steep slopes, erodible soils and floodplains need attention when determining how the area should develop.

There are no sidewalks and no bikeways. Bikeways are planned for most of the major roads that will help connect residents to parks.

The map on the previous page shows gateways, corridors, nodes and districts in Blendon Township.

PUBLIC MEETING RE-

www.pedbikeimages.org / Dan Burden

Public meetings allow community members to provide input on their community's future. For the purposes of the Blendon Comprehensive plan, the future includes how land is used, how buildings look and how people get around.

First public meeting

We held the first of four Blendon Community Plan public meetings on July 13, 2009 at the Blendon Township Senior Center, 6330 Hempstead Road.

Over 150 residents, property owners, business representatives and other interested individuals attended the meeting.

Gathering input

After our project team gave a brief presentation, we divided meeting attendees into four groups according to where they live: Cleveland Heights, Sunbury Woods, Huber Ridge, and the rural area east of Big Walnut Creek.

We conducted the following three exercises to gather detailed feedback from attendees.

1. Feedback form: Each attendee filled out a form, composed of two types of questions: questions to answer on a five-point scale from strongly agree to strongly disagree and open-ended questions asking attendees to list their general likes and dislikes about the community.
2. Group discussion: Within the small groups, attendees discussed their likes and dislikes then grouped their comments by general topic, to see which likes and dislikes are most common.
3. Favorite places maps: For the final exercise, attendees placed green and red dots on a map to show their top three favorite and least favorite places.

Using the results

We used the results from this meeting to establish a community vision for the future. After understanding what people like and what they want to see changed, we then begin to help shape policies and actions to achieve that future.

You can see the results of the public meeting on the following pages. In addition to the graphs, we also listed written and oral comments provided by attendees.

All images: Franklin County

LAND USE: RESIDENTIAL

In general

Attendees reported a sufficient range of housing options and a desire to remain in their neighborhoods as they grow older.

Overall, attendees are satisfied with the current residential densities in their respective areas. Most attendees desire to see farmland preserved east of Big Walnut Creek.

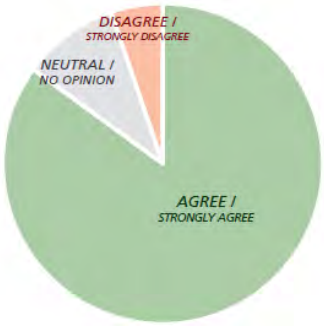
By area

Cleveland Heights: People enjoy nearby undeveloped land, open space and overall lowerdensity development.

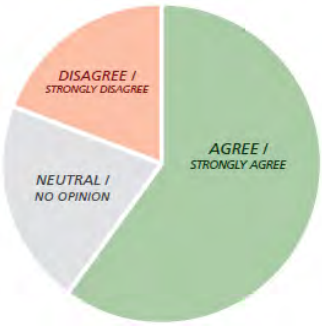
Huber Ridge: People enjoy Ridgewood Park and Huber Ridge Elementary School. People believe rental unit properties need better maintenance.

Sunbury Woods: People enjoy the two nearby parks, known as the large and small commons, and Wilder Elementary School. People do not desire increasing residential density.

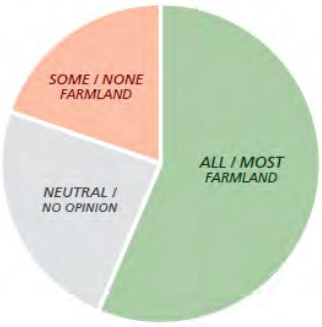
Rural East: People enjoy the area's low density, rural character. Some expressed worry about future development.



Staying in my neighborhood is important to me/my family as we get older



There are enough housing options available in my neighborhood to allow me to remain as I get older



How much farmland should be preserved in the area east of Big Walnut Creek?

All images: Franklin County

LAND USE: COMMERCIAL

In general

Attendees report that a consistent visual appearance is important in commercial areas. Overall, attendees are satisfied with the number and variety of businesses.

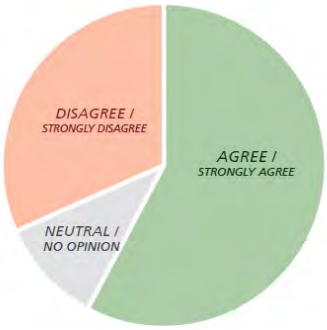
By area

Cleveland Heights: Most people believe that nearby businesses have a poor appearance. Many said there are too many auto-related businesses along Cleveland Avenue.

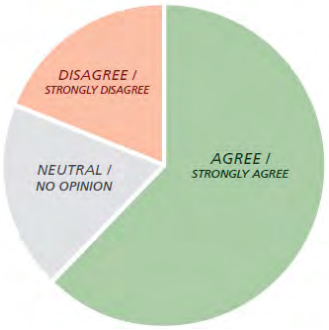
Huber Ridge: Most people believe that businesses along Westerville Road have a poor overall appearance, especially a lack of landscaping. Similar to Cleveland Heights, many said there are too many auto-related businesses.

Sunbury Woods: People are satisfied with the appearance of most businesses. Many said the recently-installed concrete barrier in front of Sunbury Plaza shopping center is unattractive.

Rural East: People report satisfaction with the number, variety and appearance of nearby businesses. Most people shop for everyday items at Sunbury Plaza, in Westerville or New Albany.



The number and variety of businesses along commercial corridors nearby meet my needs



In commercial areas it's important to have a consistent appearance such as welcome signs, decorative street lights and building design

Commercial properties nearby look nice

All images: Franklin County

PARKS AND NATURE

In general

Attendees overwhelmingly believe that clean streams, wooded areas and natural areas are important to the community.

Most attendees report a sufficient amount of parks, playgrounds and ball fields. The one clear exception is in the Cleveland Heights area where attendees strongly believe more natural areas and recreational opportunities would be beneficial.

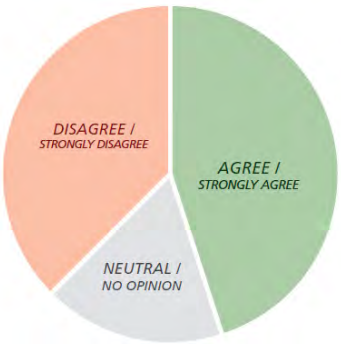
By area

Cleveland Heights: People visit parks on a regular basis and enjoy the trees and wildlife in their area.

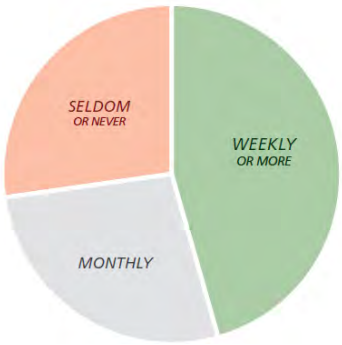
Huber Ridge: Most people visit parks on a regular basis. Many desire additional youth recreational facilities.

Sunbury Woods: Most people visit parks less than once a month. Many would like to see bet ter maintenance of the commons.

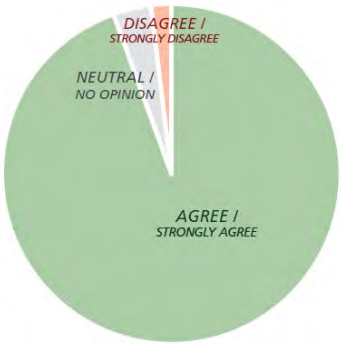
Rural East: Most people visit parks less than once a month but enjoy the nearby trees and wildlife.



There are enough parks, playgrounds, ball fields and other places to play in my neighborhood



How often do you/your family visit parks?



Having clean streams, wooded areas and natural areas is important to me

All images: Franklin County

COMMUNITY

In general

Attendees would like to see a consistent appearance within their neighborhoods or general area. Most report that future residential development should be mostly single-family homes.

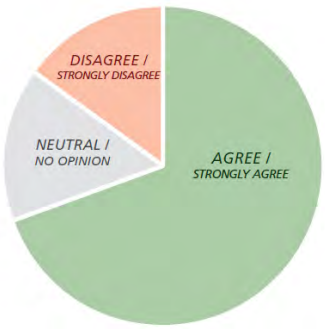
By area

Cleveland Heights: People enjoy their neighbors and the prevalence of single-family homes.

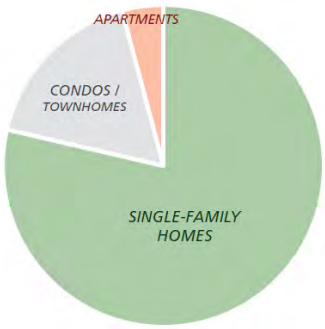
Huber Ridge: People enjoy the active neighborhood association, friendly neighbors and the safety of the area.

Sunbury Woods: People enjoy the friendliness and safety of the neighborhood.

Rural East: People enjoy the open, rural character of the area with large, single-family properties.



Having a consistent neighborhood look/ feel such as neighborhood entrance signs, decorative street lights and uniform street signs is important to me



What type of housing would you like to see in your area?

All images: Franklin County

PUBLIC SERVICES

In general

Attendees are pleased with township services including police, fire and snow removal. Most are satisfied with the effectiveness of Blendon Township's property maintenance code, except for some residents living in Cleveland Heights and Sunbury Woods.

Attendees believe parks and playgrounds are well maintained and safe.

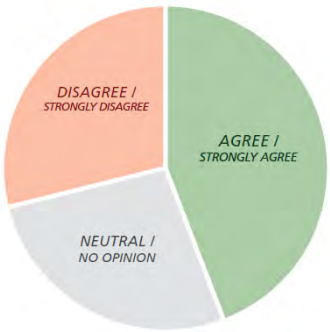
By area

Cleveland Heights: People feel that the Blendon Township property maintenance code could be more effective. People, whose homes use on-site aerators or septic systems, desire central sewer service but are apprehensive about the cost to install new sewers.

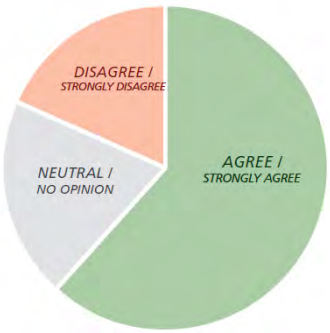
Huber Ridge: People are dissatisfied with costly water service.

Sunbury Woods: People feel that the township property maintenance code could be more effective. Most are dissatisfied with the cost of water service.

Rural East: Power outages and the lack of central water and sewer service concerns attendees.



The township's property maintenance code is working



Parks and playgrounds are well maintained and safe

All images: Franklin County

TRANSPORTATION: WALKING

In general

Attendees reported it being easy to walk around their neighborhood, whether there were sidewalks or not. Walking to commercial areas presents a greater challenge.

Once they arrive at commercial areas, attendees find it difficult to walk, largely due to a lack of sidewalks.

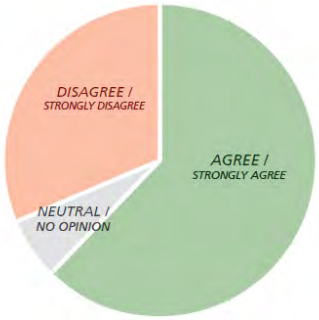
By area

Cleveland Heights: Low vehicle traffic makes walking generally safe, even though there are no sidewalks on residential streets.

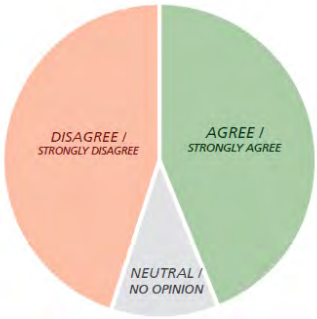
Huber Ridge: Sidewalks throughout the neighborhood makes walking generally safe. There are gaps in sidewalks between residential and commercial areas.

Sunbury Woods: Sidewalks throughout the neighborhood make walking generally safe. There are gaps in sidewalks between residential and commercial areas.

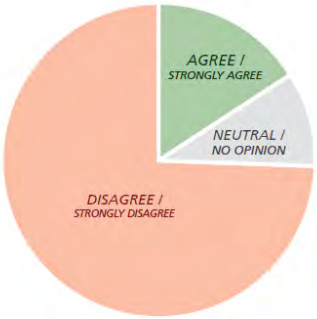
Rural East: Walking on some residential streets is safe, but walking longer distances is difficult since there are no sidewalks



It is easy and safe to walk around my neighborhood



I can easily walk to commercial areas near my neighborhood



It is easy and safe to walk along main roads

All images: Franklin County

TRANSPORTATION: BICYCLING

In general

Attendees reported it being easy to bicycle around their neighborhood. Adults mainly bicycle on the road, while children bicycle on sidewalks.

Accessing commercial areas is difficult on a bicycle. Attendees expressed a strong desire for better connectivity with bicycle trails. Several trails pass near Blendon Township neighborhoods, but a lack of connection forces bicyclists to travel long distances via highly-trafficked main roads to access the trails.

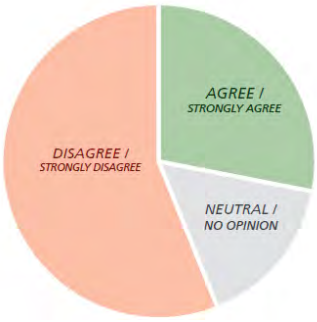
By area

Cleveland Heights: Bicycling to commercial areas is difficult. People desire an easy connection to the bicycle trail along Alum Creek.

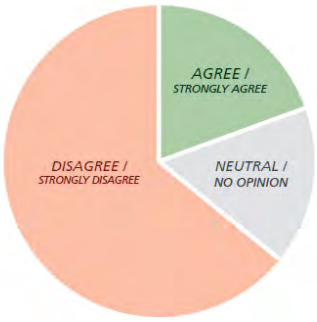
Huber Ridge: Bicycling to commercial areas is challenging. People strongly desire an easy connection to the bicycle trail along Alum Creek.

Sunbury Woods: People desire a connection to trails near Hoover Reservoir and to trails along Big Walnut Creek that connect to Blendon Woods Metro Park.

Rural East: Shopping is located too far to make bicycling practical. People desire connection to trails near Hoover Reservoir.



It is easy to ride a bicycle to commercial areas



It is easy to get to bicycle trails

All images: Franklin County

TRANSPORTATION: TRANSIT

In general

Public transit opportunities are important to attendees in all four areas to connect people to jobs, shopping and recreation.

With the exception of some residents of Cleveland Heights, attendees do not believe bus stop upgrades would increase their use of public transit.

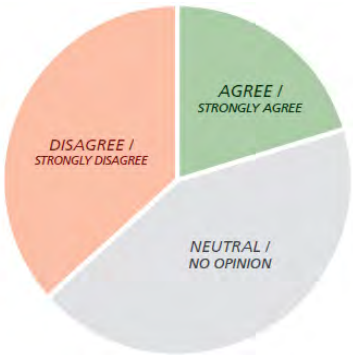
By area

Cleveland Heights: People believe sufficient public transit routes exist however upgrades to bus stops would increase ridership.

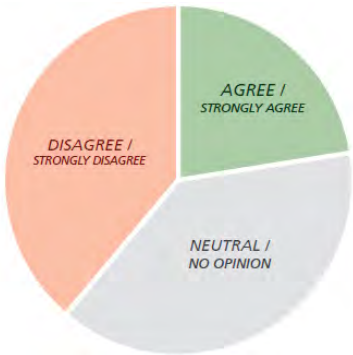
Huber Ridge: People feel a lack of transit routes exists and a wider variety of destinations is desired.

Sunbury Woods: People are generally satisfied with the number of bus routes.

Rural East: People believe there is a lack of transit routes in the area east of Big Walnut Creek.



There are enough bus routes in my area to get where I need to go



Bus stop upgrades (benches, shelters, etc.) would increase my use of buses

All images: Franklin County

TRANSPORTATION: CAR

In general

Attendees from all four areas enjoy the good access to main roads. Speeding is a safety concern in residential neighborhoods and along rural roadways.

Attendees do not support the use of speed bumps to slow traffic in neighborhoods.

By area

Cleveland Heights: People enjoy low traffic volumes experienced along residential streets. Speeding cars are a problem along Cleveland Avenue, Sharon Road and Chester Road.

Huber Ridge: Speeding cars are a problem along Dempsey Road, Paris Boulevard and Buenos Aires Boulevard.

Sunbury Woods: Speeding cars are a problem along Sunbury Road, Executive Parkway and Valley Quail Boulevard.

Rural East: People note speeding cars on all main roads in the area.

Speeding is a problem in my neighborhood

Top speeding concerns:

- Cleveland Avenue
- Buenos Aires Boulevard
- Dempsey Road
- Paris Boulevard
- Executive Parkway
- Sunbury Road
- Valley Quail Boulevard
- Lee Road
- Smothers Road
- Ulry Road

SECTION 4

RECOMMENDATIONS

The *Recommendations* section includes:

- The community's vision for the future
- Goals to help achieve the vision
- Action items to reach each specific goal

How they were developed: We combined the data in the Current Conditions analysis with the results from our first public input meeting. Public meeting attendees told us what they want the future of Blendon Township to look like. Over the next 10 to 20 years, the recommendations help achieve that future vision.

How they are used: Community members can use the recommendations to improve their neighborhoods. Government officials and others will use the recommendations when making decisions on land use proposals and capital improvements, all directed at realizing a unified community vision.

The recommendations are divided into three themes, *Land Use, Housing, Recreation and Environment, and Mobility*.

Land Use

These recommendations address future development and desired community identity and streetscape improvements. The recommended *smart growth*-oriented actions will help the community become an attractive and economically vibrant area with a strong sense of community pride.

Housing, Recreation and Environment

Recommendations in this chapter address housing, recreation and the environment. The actions help protect a sensitive environment, develop an accessible, well-maintained park and recreation system, and foster a community with a variety of housing types for all people.

Mobility

Mobility means developing a complete transportation network that allows anyone regardless of physical ability or socio-economic status to travel to, from and within Blendon Township. The goals and actions will allow people to travel safely and easily by foot, bicycle, transit and car.

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Land Use

VISION FOR THE FUTURE

Land uses that support and respect current areas, maintain quiet neighborhoods and support vibrant, economically prosperous commercial areas that are with a strong sense of place.

Achieve this vision by:

-Following the Future Land Use map for new development

-Keeping neighborhoods nearly exclusively residential

-Using conservation-style development to preserve natural features

-Implementing the Westerville Road Streetscape Improvement Plan

-Installing gateway signage

Franklin County

House size, type and lot placement contribute to community character

Goal A

Maintain residential character of existing neighborhoods

Cleveland Heights, Huber Ridge and Sunbury Woods are residential neighborhoods with a variety of housing types. The area east of Big Walnut Creek is characterized by low-density housing, farmland and scenic waterways.

Action 1

Follow the Future Land Use map

The Future Land Use map shows the types of land uses the community wants to see in the future. Townships staff will reference the Future Land Use map when any new development or redevelopment is proposed. A rezoning or variance for a property should only be granted when the proposed use is consistent with the Future Land Use map.

CONSERVATION DEVELOPMENT

Conservation-style development rearranges development to preserve natural resources. In a conventional development, land is divided into lots, with small amounts of open space on each lot. Most trees are cut down and there is no common open space.

In a conservation development, areas with trees and open spaces are set aside before land is divided into lots. Each lot is slightly smaller, resulting in larger open spaces the whole community can enjoy.

By making each lot slightly smaller, developers can build the same number of homes while protecting natural areas. Studies show homes in developments with protected open space sell for higher prices and better retain their value.

Conventional development clears away natural resources

CONVENTIONAL DEVELOPMENT

CONSERVATION DEVELOPMENT

All images: Massachusetts Office of Coastal Zone Management

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Action 3

Adopt the conservation development regulations in areas of Cleveland Heights and the area east of Big Walnut Creek

Large parts of Cleveland Heights and the area east of Big Walnut Creek are undeveloped. The most heavily wooded and environmentally sensitive areas are subject to the conservation development overlay. This requires development to be arranged in a way that preserves natural resources while ensuring efficient and responsible use of land. Franklin County will work with the community to amend the Franklin County Zoning Resolution to include a conservation overlay district as recommended on the Future Land Use map.

Action 4

Facilitate the creation of a neighborhood association in Cleveland Heights

A neighborhood association is a group of residents and property owners who advocate for and organize activities in a neighborhood. Asso-ciations elect their own leaders and may have voluntary dues. A neighborhood association in Cleveland Heights would give residents a collective voice in the future of their neighborhood.

Action 5

Use site design techniques that preserve rural character

Using site design techniques helps prevent negative impacts on the rural landscape in the area east of Big Walnut Creek. Recommended site design techniques include:

- Setting back new development from rural corridors to preserve scenic vistas and minimize visual impact to passers-by
- Building away from environmentally sensitive features such as streams, ponds, wetlands, trees and steep slopes
- Using shared access drives Developers and builders should consult with the Township during the development review process to ensure quality site design is used.

Well-designed commercial development looks nice and attracts customers

Goal B

Encourage attractive and economically sustainable commercial development

New commercial development should have street presence and inviting design to attract and retain business and investment, providing a strong, sustainable tax base for Blendon Township.

Action 6

Auto-related businesses should strictly adhere to development standards

The Westerville Road and Cleveland Avenue corridors have a high number of unattractive auto-related businesses. Variances to development standards should not be approved for any auto-related business. New auto-related businesses along these corridors will be required to develop using Smart Growth Overlay standards.

Action 7

Limit the number of access points along commercial corridors

A road with many access points is dangerous for pedestrians, bicyclists and motorists alike. Common access points and shared parking arrangements consolidate and limit access points to make a safe, well-functioning street. In coordination with the Township, regulations requiring these practices should be adopted.

Action 8

Limit the number of access points along commercial corridors

A road with many access points is dangerous forpedestrians, bicyclists and motorists alike. Common access points and shared parking arrangements consolidate and limit access points to make a safe, well-functioning street. In coordination with the Franklin County Engineer's Office, regulations requiring these practices should be adopted.

WESTERVILLE ROAD STREETSCAPE IMPROVEMENT PLAN

The Blendon Comprehensive plan includes recommendations from a streetscape improvement plan for Westerville Road. This plan makes both short- and long-term recommendations for improving the streetscape along Westerville Road and adding community identity features throughout Blendon Township.

The recommendations focus on the Westerville Road corridor between State Route 161 and Interstate 270.

The following goals guided the vision for this corridor:

- Create an attractive streetscape
- Improve sidewalk and crosswalk connectivity
- Make travel easier for pedestrians and bicyclists
- Incorporate trees and green areas
- Provide community gathering space
- Enhance views of Alum Creek
- Buffer auto-related businesses

Public input we received led to the development of a series of design concepts showing possible improvements to the streetscape such as sidewalks, bicycle facilities, planted medians, improved landscaping, benches and improved signage.

The second part of the streetscape improvement plan involves community identity features such as gateway signs, street signs and logos for the four areas of Blendon Township: Cleveland Heights, Huber Ridge, Sunbury Woods and the area east of Big Walnut Creek.

All Images: Franklin County / Neighborhood Design Center

Streetscape improvements

Gateway improvements

Action 10

Conduct a market analysis of the Westerville Road corridor

Market studies identify realistic business and real estate development opportunities. A more thorough understanding of the corridor will help implement the Westerville Road Streetscape Improvement Plan and facilitate redevelopment.

Action 11

Support small business development

Small businesses are critical to local economies. The Franklin County Economic Development and Planning Department administers several programs to help small businesses. Commercial corridors along Cleveland Avenue, Sunbury Road and Westerville Road should be targets for investment in the area's economic future.

Action 12

Establish a façade improvement program

Attractive building façades support and encourage local business development. Matching grants and low-interest loans are incentives for business owners to reinvest in existing commercial areas that are otherwise healthy. The Township will work with local banks and business owners to establish a façade improvement program and locate funds for these improvements.

Action 13

Require installation of sidewalks and bicycle parking for new development

New office, commercial, industrial and multi-unit residential developments should be required to install sidewalks and bicycle parking. Sidewalks should be along roadways and provide a connection to the primary building entrance. Bicycle parking should be near a building's primary entrance. This will create a network that pedestrians and bicyclists can navigate safely while increasing business activity.

FACADE AND LANDSCAPING IMPROVEMENTS

A major component of the Westerville Road Streetscape Improvement Plan involves improving the appearance of existing businesses. The Plan recommends doing this by buffering parking lots, adding landscape features, improving signage and making facade improvements. Minor improvements in property appearance can draw more customers and in turn increase sales.

All Images: Franklin County / Neighborhood Design Center

Business before improvements

Business after improvements

Action 14

Encourage installation of sidewalks and bicycle parking on public and private proerty

Convenient access to destinations by foot and bicycle reduces traffic congestion, promotes public health, improves safety and increases business activity. Public agencies in collaboration with bicycle advocacy groups should encourage existing business owners to provide sidewalks and bicycle parking.

Franklin County/ Neighborhood Design Center

Gateway signs help build pride and a sense of community

Goal C

Nurture a sense of place in neighborhoods and along commercial corridors

Features such as gateway signs, street signs and decorative streetlights give neighborhoods a common visual identity, which builds pride and ownership within a community.

GATEWAYS AND STREET SIGNS

The Westerville Road Streetscape Improvement Plan recommends decorative gateways and street signs for each of the four areas of Blendon Township: Cleveland Heights, Huber Ridge, Sunbury Woods and the area east of Big Walnut Creek.

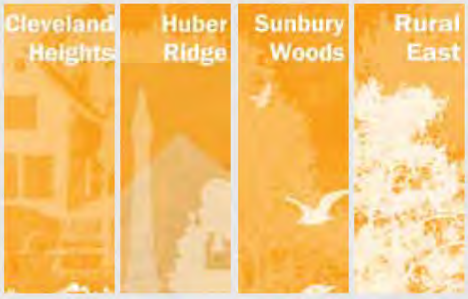
Gateways and street signs have consistent design elements while also including features specific to each area.

At public meetings, residents chose among several design possibilities. The preferred designs for gateways, street signs and logos are shown below.

All images: Franklin County/Neighborhood Design Center

Proposed gateway sign

Proposed street signs



Proposed neighborhood banners

Action 15
Install gateway signs in priority areas

Consistent gateway signs tell residents and visitors when they enter a community and also create a consistent visual identity. The Westerville Road Streetscape Improvement Plan includes design recommendations for gateway signs throughout Blendon Township. The Franklin County Engineer's Office and Blendon Townshipshould partner to install gateway signs.

Important gateways to the community include the following intersections:

Cleveland Heights

- Cleveland Avenue and Morse Road

Huber Ridge

- Buenos Aires Boulevard and State Route 161
- Westerville Road and State Route 161
- Westerville Road and Interstate 270

Sunbury Woods

- Sunbury Road and State Route 161
- Sunbury Road and Valley Quail Boulevard North

Rural East

- Central College Road and Big Walnut Creek

Action 16
Install decorative street signs

Installing decorative street signs builds visual consistency in a community. Priority areas for these signs include commercial corridors and neighborhood streets with higher traffic volumes. The Westerville Road Streetscape Improvement Plan includes design recommendations for street signs which reflect the unique characteristics of each neighborhood while maintaining consistency throughout. Blendon Township should partner with the Franklin County Engineer's Office to install these street signs.

Action 17
Install consistent streetlights in priority areas

Streetlights can improve public safety and build a community's visual identity. Blendon Township should work with the Franklin County Engineer's Office and utility providers to install streetlights in priority areas such as commercial corridors and residential neighborhoods. Streetlights should have an attractive, consistent design.

Since streetlights impose both up-front and long term costs, residents and township officials should agree on a funding plan prior to installing new streetlights.

WESTERVILLE ROAD **NORTH GATEWAY**

The Westerville Road Streetscape Improvement Plan provides design concepts for the North Gateway located at Interstate 270 and Westerville Road. The concepts use gateway features and landscaping to establish a welcoming environment. Improvements at this location provide a subtle transition from the South Main Street corridor in Westerville to Blendon Township.

All Images: Franklin County / Neighborhood Design Center

North gateway before

North gateway after

WESTERVILLE ROAD **INVITING STREETSCAPE**

The Westerville Road Streetscape Improvement Plan makes recommendations for enhancing the street's appearance and functionality.

Recommendations include installing sidewalks, bicycle parking, street trees, rain gardens, decorative street signs, community banners, benches, street lights and trash cans.

These elements help local economies by creating an attractive streetscape that encourages people to walk, bike and frequent area businesses.

The Glengary Shopping Center has a large, underutilized parking lot. The plan recommends using this space as a farmers market or other community gathering space.

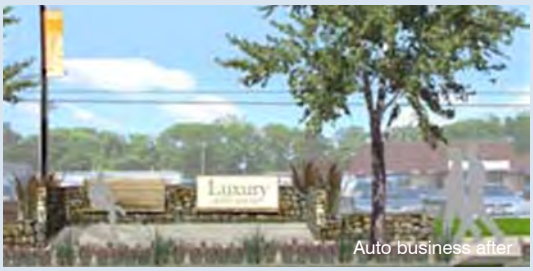
Several auto-related businesses currently line Westerville Road. Adding buffers between the sidewalk and businesses will create a more pedestrian-friendly environment. Low walls or plants can serve as buffers.

All Images: Franklin County / Neighborhood Design Center

Glengary Shopping Center before

Glengary Shopping Center after

Auto business before



Auto business after

ON THE NEXT PAGES

The maps on the following pages show desired future land uses for Blendon Township.

The Future Land Use map shows what types of land uses the community wants to see in the future.

LAND USE CATEGORY DESCRIPTIONS

Use this page in conjunction with the Corresponding Zoning Districts on page 68

Low Density Residential

Allowed land uses: Single-family homes

Density: Maximum of 1 unit per acre

Medium Density Residential

Allowed land uses: Single-family and two-family homes

Density: Minimum of 2 units per acre, maximum of 8 units per acre

High Density Residential

Allowed land uses: Townhomes and multi-unit buildings

Density: Minimum of 8 units per acre, maximum of 24 units per acre

Office + Residential

Allowed land uses: Offices, single- and multi-unit housing. Uses may mix within the same building.

Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre

Commercial: Limited range + Multifamily

Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, plus offices and multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre

Commercial: Full range + Multifamily

Allowed land uses: Full range of retail and office uses, plus multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre

Light Industrial + Office

Allowed land uses: Range of uses including office, industrial, storage and warehousing.

Parks/Open Space

Intended for nature or recreation with minimal buildings.

Stream buffer

Environmentally-sensitive area that includes streamways and 100-year floodplain.

Prohibited land uses: construction, parking lots, and dredging or filling.

Allowed land uses: passive recreation and trails.

Conservation development overlay

Preservation of natural features including trees and steep slopes is required for all new developments.

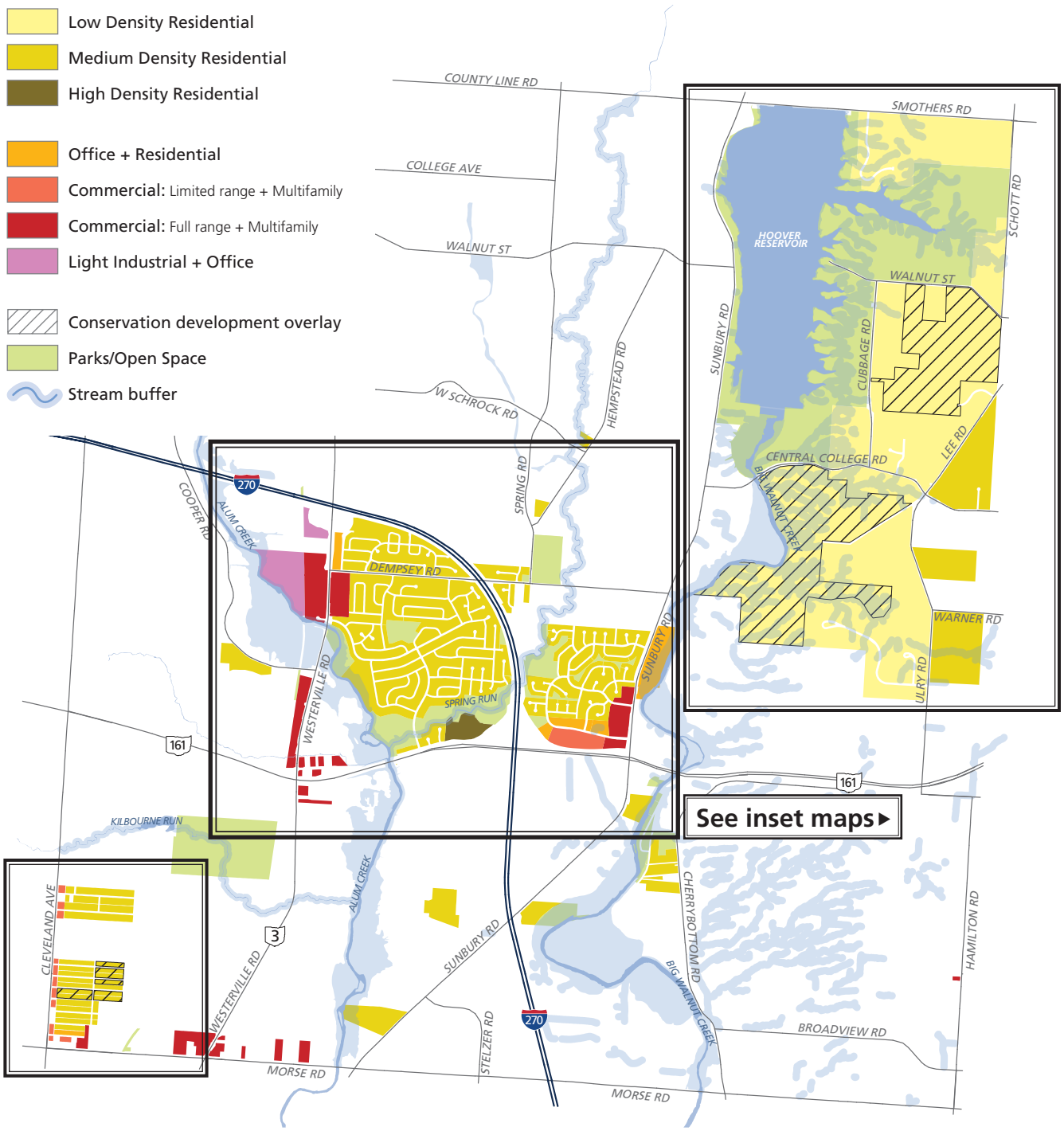
The dedicated open space requirement for Cleveland Heights is 25 percent and in the area east of Big Walnut Creek, 50 percent.

Dedicated open space consists of undisturbed woodlands, other natural areas or disturbed areas returned to a natural state. Open space may be used for recreation and trails with limited environmental impact.

Overall density not to exceed maximum density permitted in underlying district.

Future land use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Light Industrial + Office
- Conservation development overlay
- Parks/Open Space
- Stream buffer



FUTURE LAND USE MAP

CLEVELAND HEIGHTS

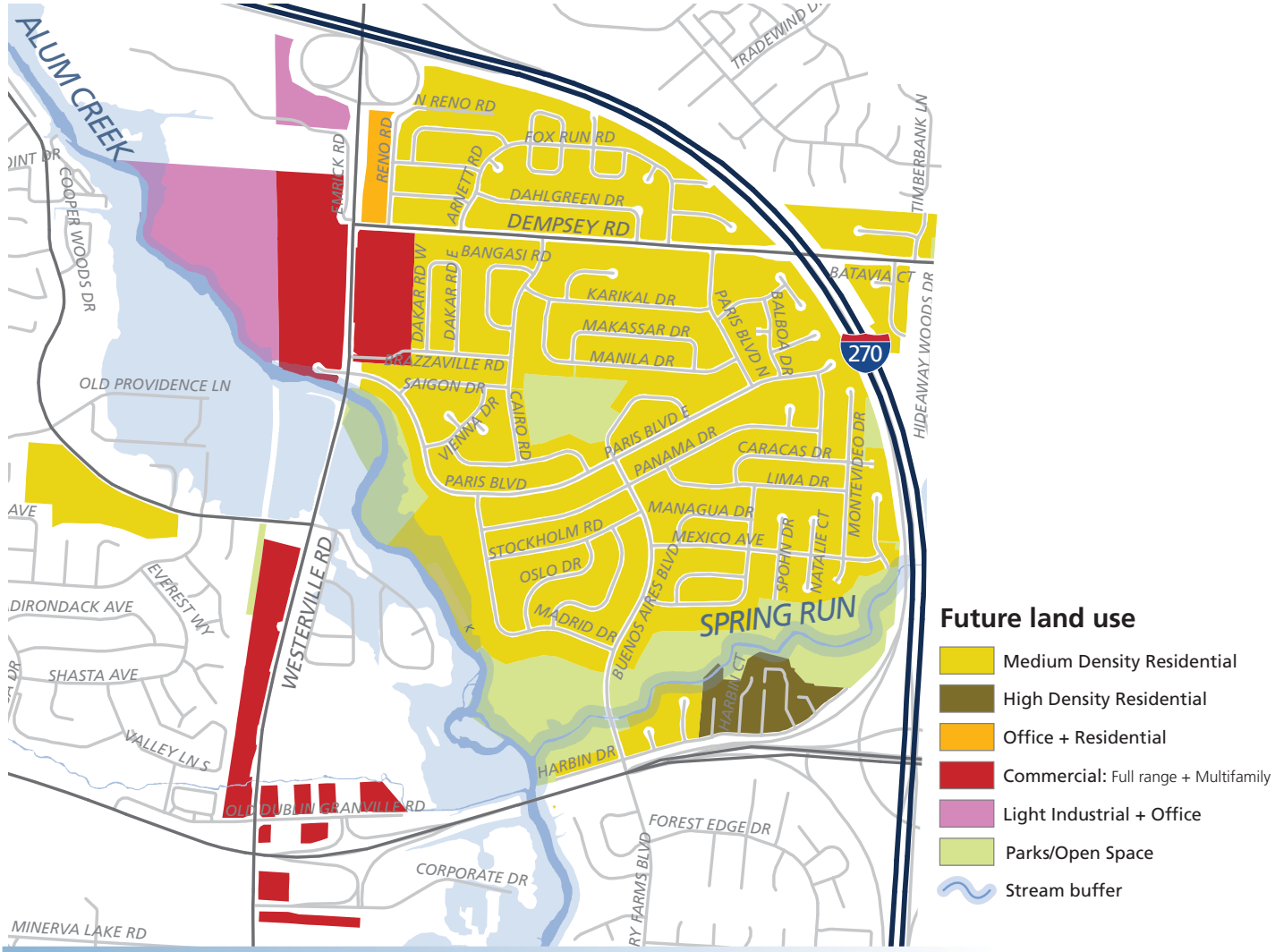
Cleveland Heights Conservation Area

The conservation area is intended to preserve undeveloped wooded areas by clustering new homes. Recommended housing types include townhouses and condominiums,with a maximum 3-story height.

The minimum project size for a conservation development should be 5 acres, with a maximum overall density of 8 units per acre. Twenty-five percent of the project site should be dedicated open space.

Cleveland Avenue

This corridor is intended to provide neighborhood-scale retail and office opportunities. This complements an abundance of regionally-targeted retail establishments on Morse Road. Multi-unit residential development is permitted with a maximum density of 24 units per acre.



HUBER RIDGE

Spring Run Open Space

The undeveloped areas along Spring Run should remain open space that will provide recreational opportunities to residents.

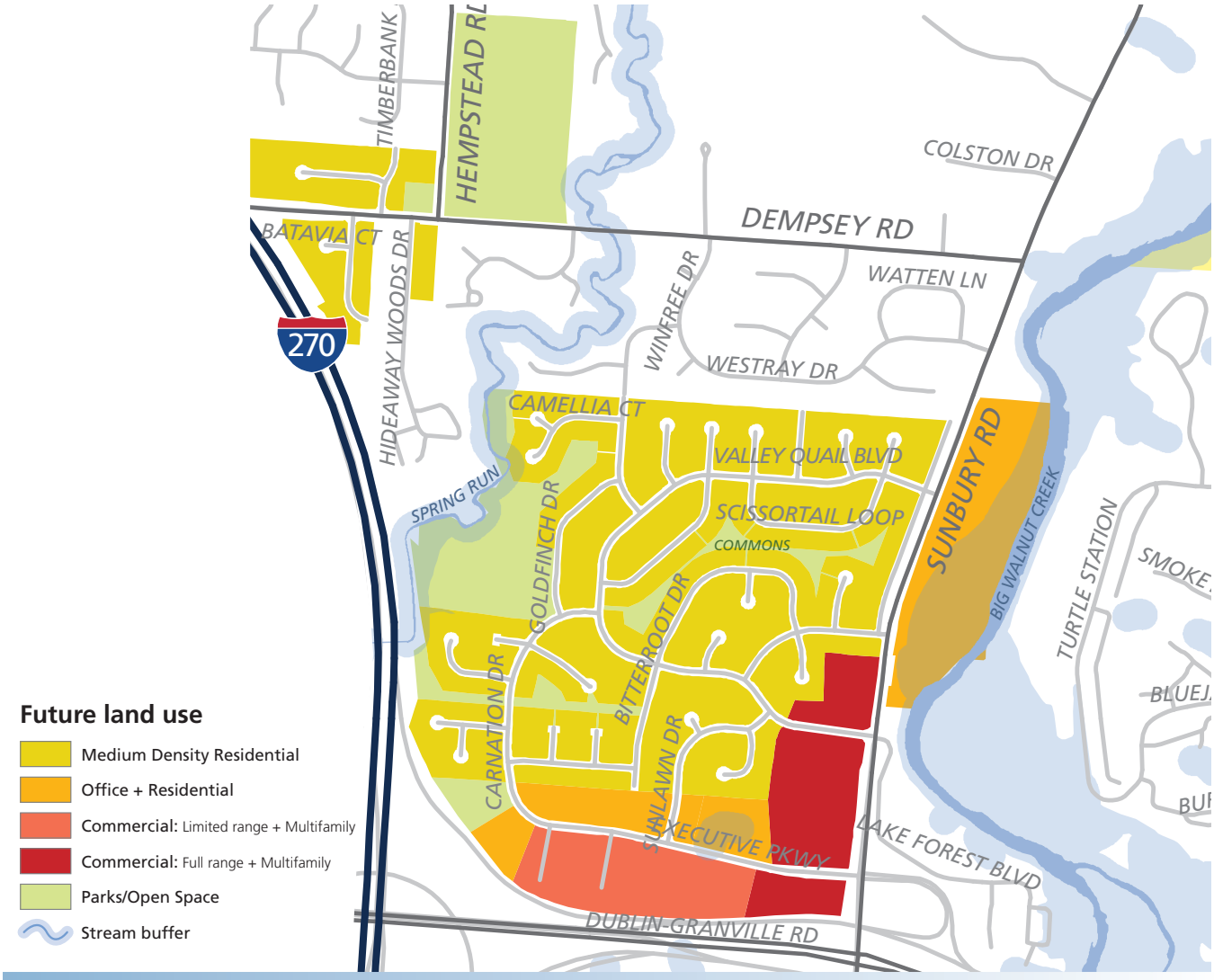
Westerville Road Office and Residential

The area north of Dempsey Road and east of Westerville Road is intended for office and residential uses that will buffer the medium-density residential neighborhood to the east.

Westerville Road Commercial

Businesses along the Westerville Road corridor attract local and regional customers. The corridor should be mixed-use in nature with a range of commercial and residential uses.

The area west of the Westerville Road and Dempsey Road intersection employs many people. Proposals for multi-unit residential uses in this area warrant special consideration.



SUNBURY WOODS

Executive Parkway

Land uses along Executive Parkway should provide a transition from large-scale retail along Sunbury Road to residences in Sunbury Woods.

Buildings on the north side of Executive Parkway should be built closer to the road in order to buffer the adjoining residential uses.

New buildings should not exceed 3 stories in height and residences should be of the townhouse or condominium design.

Sunbury Open Space

The undeveloped parcel on the west end of Executive Parkway is recommended for open space to buffer the neighborhood from commercial uses along the roadway.

Sunbury Road Office and Residential

The area east of Sunbury Road is recommended for office and residential uses. Development in this area must consider steep slopes and floodplain in site design.

Wilder Elementary and Blendon Township Complex Open Space

Future land uses should be limited to open space, community recreation facilities and other park-type uses.

Rural East Conservation Area

The conservation area is intended to preserve undeveloped wooded areas and farmland by clustering new homes.

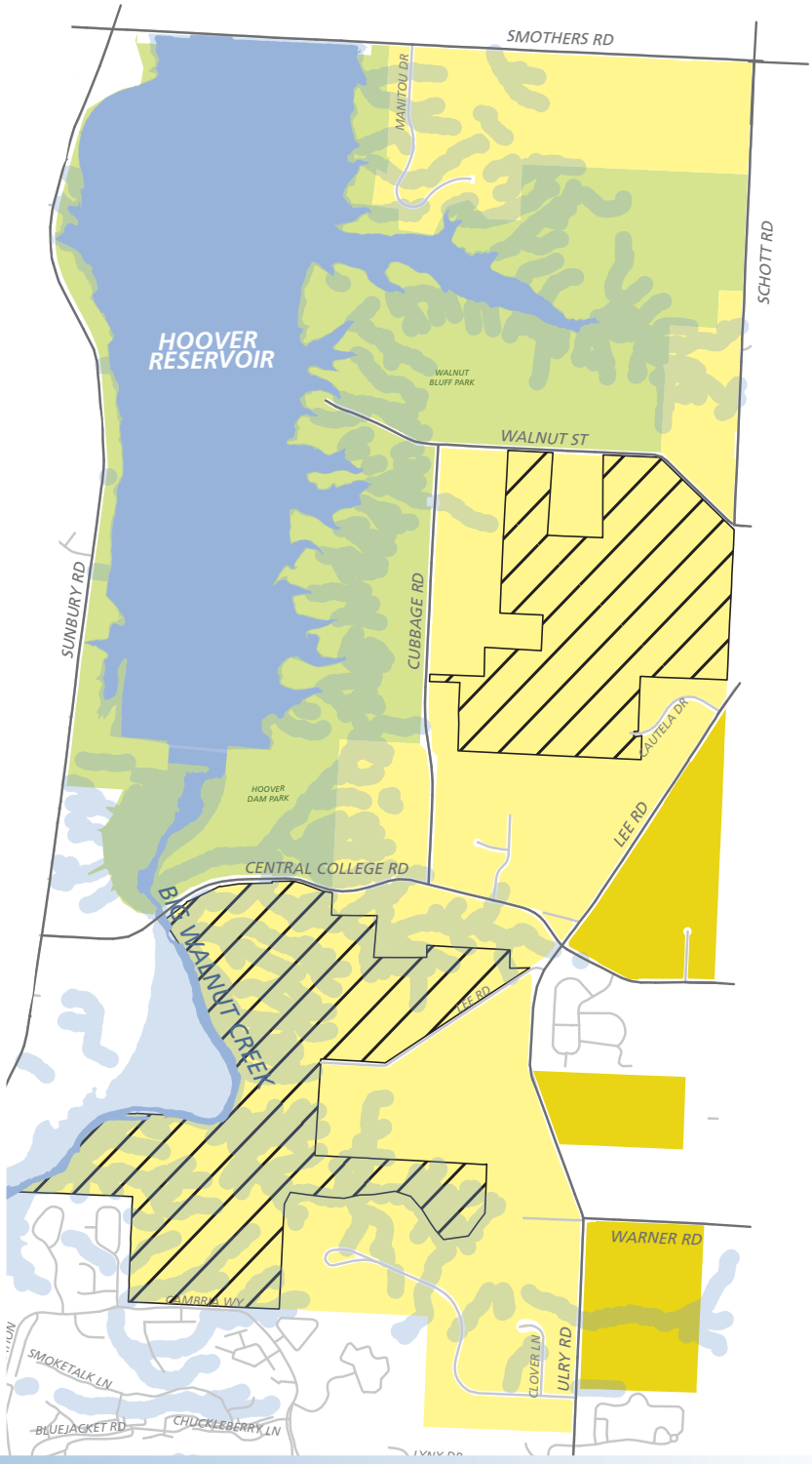
The minimum project size for a conservation development should be 20 acres, with a maximum overall density of 1 unit per acre. Fifty percent of the project site should be dedicated open space.

Medium-Density Residential

The area east of Ulry and Lee Roads is recommended for medium density residential development. Recommended housing types are single-family and two-family homes. The density is not to exceed 8 units per acre.

The areas north of Warner Road should develop with densities between 2 and 4 units per acre.

Development proposals should be comparable in density to the adjoining city of Columbus areas. Availability of public water and sewer will also effect acceptable development density.



Future land use

- Low Density Residential
- Medium Density Residential
- Conservation development overlay
- Parks/Open Space
- Stream buffer

RURAL EAST

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HOUSING, RECREATION AND ENVIRON-

VISION FOR THE FUTURE

A variety of housing types that respect existing development patterns and allow people to age in place

An accessible, well-maintained park and recreation system

A healthy and protected environment

Achieve this vision by:

-Using universal design elements to make housing accessible to all
-Improving the appearance of rental properties
-Conducting a parks master plan
-Providing connections to bikeways
-Take steps to protect environmentally sensitive areas

Bachman Builders

No-step entryways ensure accessibility for all people regardless of physical ability

Goal A

Promote sustainable housing that facilitates aging in place

Sustainable and accessible housing is environmentally sensitive and allows seniors to maintain their quality of life by growing older in their familiar surroundings. Growing older in one's home requires additional senior service coordination among multiple groups.

Action 1

Require conformance with AWARE sustainability and universal design standards for projects receiving public funds

AWARE standards create sustainable, accessible homes that help maintain property values and help keep neighborhoods strong. Franklin County developed the AWARE manual to standardize requirements for building and rehabilitating homes that are energy-efficient and accessible.

New or rehabilitated homes receiving public funds must follow AWARE standards. Privately funded projects are encouraged to use the standards as guidelines.

Action 2

Support the use of universal design standards in new construction and rehabilitation of residential units

Homes built with universal design features help people stay in their homes regardless of age or physical ability. Basic features such as zero-step entrances, wide doorways and a wheelchair accessible bathroom on the first floor help make homes accessible for all. Franklin County will provide information to builders on these standards when applying for a building permit.

Action 3

Facilitate conversion and construction of accessory apartments

Accessory apartments are additional housing units secondary to a main residence. They are ideal for extended families and make home ownership more affordable.

Currently, regulations allow accessory apartments in one residential district and require a special permit. The Township should revise applicable sections of the Zoning Resolution to encourage more of this housing type.

Action 4

Provide information regarding energy efficiency programs

Reducing household energy consumption is environmentally friendly and reduces utility costs. Utility companies and public agencies offer a variety of financial incentives to retrofit buildings and purchase energy-efficient appliances, equipment and lighting.

The Home Weatherization Assistance Program replaces electric appliances, light fixtures, furnaces, water heaters, and gas cooking stoves which in turn reduces energy consumption and utility costs. The program is administered by the Mid-Ohio Regional Planning Commission. Services are free to income-eligible residents.

Action 5

Support the use of alternative energy sources such as solar, wind and geothermal

Alternative energy sources have no emissions, can reduce energy costs and reduce reliance on non-renewable resources. The Township can support the use of solar, wind and geothermal energy by providing information, incentives and referrals to public, private or nonprofit organizations. The Zoning Code should accommodate green energy equipment such as solar panels.

AGING IN PLACE

Older adults are finding it increasingly difficult staying in their homes as they grow older. In suburban communities throughout central Ohio, seniors face difficultly getting up and down stairs, traveling through their neighborhood and connecting to social services. Aging in place is a concept aimed at overcoming challenges to staying at home as you grow older. Studies show that enabling seniors to stay in their homes improves health, supports diversity, builds neighborhood cohesion and saves money on medical care.

In addition to the Blendon Comprehensive plan's recommendations, Franklin County and Blendon Township can further support aging in place through the following initiatives:

Virtual retirement community: These non-profit, membership-based organizations negotiate and obtain services and programs for their members that allow them to stay in their homes as they age.

U.S. Environmental Protection Agency

Kind Call program: Designed to help individuals who live alone or who are primary caregivers for a family member. Each day at a time designated by the member, a phone call is placed to the home via computer at the local government offices. The member picks up the phone, listens to the message and presses "9" if everything is OK. If the member does not answer the phone, the computer calls back. If there is still no response a member-designated "key-holder" is contacted. If a key holder cannot be reached, then safety forces are notified.

Volunteer network for helping seniors: Groups of teens willing to help seniors with programming DVD players, heavy housekeeping, yard work, changing hard-to-reach light bulbs, teach-ing computer skills or other needs.

Home-sharing programs: Pairs people who want or need to share their homes for economic, service or companionship reasons with people who need affordable housing.

Blendon Township can explore the aging-in-place options above or numerous other senior-supportive initiatives. Social service agencies such as the Franklin County Office on Aging are an important partner in caring for residents as they grow older.

Church of St. Martin

Well-kept homes support quality neighborhoods and maintain property values

Goal B

Maintain quality neighborhoods by improving the housing stock

New development should complement the use, density, setback and scale of existing development. Existing development should be maintained and improved to retain property values and the quality of the neighborhood.

Action 6

Facilitate home rehabilitation and compatible infill housing

Well-maintained housing supports neighbor-hood stability. Building in existing neighbor-hoods is an efficient use of land. Regulatory and financial assistance should be directed to vacant lots and homes in need of rehabilitation to provide quality housing and maintain the neighborhood's character.

Action 7

Turn around neglected properties

Vacant, abandoned, tax-delinquent and foreclosed properties bring down the image and value of neighborhoods. The Franklin County Treasurer's Office pursues properties for overdue taxes. Blendon Township officials should keep the Treasurer's Office informed of vacant and abandoned properties and partner with them to return them to productive use.

The Franklin County Economic Development and Planning Department administers the Neighborhood Stabilization Program which assists in acquiring and redeveloping foreclosed properties. The Township should work with the County to identify foreclosed homes and apply for funds to acquire and rehabilitate these properties.

Action 8

Increase the homeownership rate

Homeowners move less often and are more engaged in their neighborhood and civic affairs. Neighborhoods with high homeownership rates generally have less crime and better neighborhood upkeep. Several existing programs are available to aid first-time homebuyers with the purchase of a house.

Action 9

Improve the appearance of rental homes

Rental housing is an affordable option for singles, young families and seniors. Affordable rental housing should be preserved and rehabilitated to appear consistent with the surrounding housing. The curb appeal of rental homes can be improved through landscaping and home improvements. Franklin County, Blendon Township and local rental agencies should work collaboratively to target resources at improving the appearance of rental homes.

Action 10

Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations

Many property owners are unable to resolve violation issues due to limited financial resources. The Franklin County Economic Development and Planning Department funds housing services partners that can assist property owners. The partners aid in performing home maintenance and helping to resolve violations.

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Action 11

Continue enforcement of the Blendon Township Property Maintenance Code

A property maintenance code establishes minimum standards for the maintenance of residential properties. Key requirements of Blendon Township's maintenance code include: no inoperable vehicles, keeping trash in approved containers, maintaining homes, gutters and roofs, and cutting grass. Continued code enforcement is essential to maintaining a safe environment and property values.

Action 12

Consider the feasibility of a rental housing inspection pilot program

Neglected rental homes are eyesores and lower property values. An inspection program aims to help rental property owners comply with health and safety standards by conducting door-to-door inspections in focused areas. Franklin County and Blendon Township Code Enforcement should partner in establishing a rental housing inspection program. Housing maintenance program funds can be used to provide incentives for owners to address issues identified during the inspection.

Franklin County

Well-maintained rental housing supports housing diversity

Franklin County

Parks are community assets, providing recreational opportunities for residents

Goal C

Maintain, improve and expand township parks and recreational facilities

Blendon Township's parks and recreational facilities are assets to township residents providing opportunities to be physically active.

Action 14

Establish a parks advisory board

A citizen-led advisory board should be established to oversee the maintenance and development of the parks system. The parks advisory board would be responsible for making recommendations to the Blendon Township Board of Trustees on the distribution of parks funds and the implementation of the parks master plan.

Members should be appointed by the Blendon Township Trustees and should represent all areas of the township.

Action 15

Continue to set aside general maintenance funds for each park

Residents enjoy visiting well-maintained parks. Without regular maintenance, parks fall into disrepair, eventually requiring large sums to restore damage.

By continuing to dedicate funds each year specifically for maintenance, Blendon Township can ensure the upkeep of parks and facilities.

Action 16

Consider a levy for parks

A property tax levy for parks is one option to generate more funds. If approved by voters, dedicated funds could be used for general maintenance, capital improvements or land acquisition.

Action 17

Establish a park in the Cleveland Heights neighborhood

Cleveland Heights residents expressed the need for a park in their neighborhood. There is a large amount of open space in the neighborhood that could be converted to a park.

A park gives residents opportunities to be physically active and facilitates more interaction between residents. Future development in the neighborhood should provide open space for public use.

Action 18

Explore the feasibility of installing a wellness garden at the Blendon Township Senior Center

A wellness garden is handicapped-accessible green space that enables residents to engage in physical and mental activity. Amenities include exercise stations, walking trails and meditation gardens.

The wellness garden should also function as a rain garden, which is an area planted with natural vegetation that reduces stormwater runoff to storm sewers and waterways. Installation in a high-profile area can encourage residents to install their own rain gardens at home.

Action 19

Add sufficient bicycle parking at parks

Bicycle parking is limited at Blendon Township parks. Providing bicycle parking reduces vehicle parking demands and encourages more bicycling.

Blendon Township should provide at least one bicycle space for every 20 parking spaces. Temporary parking solutions such as a bike corral or portable bicycle racks could be used during peak bicycle parking periods such as special events.

Action 20

Provide connections to the existing trail system

The Alum Creek and Big Walnut Creek trails provide many recreational opportunities. Neither is easily accessible, however, from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities.

The Bikeways map shows proposed links from neighborhoods to the existing trail system. Signage consistent with the design standards created by the Central Ohio Greenways committee should be installed where needed to direct bicyclists to nearby trails.

Action 21

Work with local agencies to add land to the park system

Additional parkland will provide public access to nature and expand recreational opportunities for residents. Blendon Township will work with local agencies to facilitate the addition of land including stream side areas to the parks system consistent with the Future Land Use map.

Franklin County

Alum Creek and Big Walnut Creek are home to diverse fish and wildlife species

Goal D

Protect Alum Creek, Big Walnut Creek and their tributaries

The scenic Alum Creek and Big Walnut Creeks are biologically diverse aquatic systems which are assets to Blendon Township.

Action 22

Promote the use of stormwater best management practices

Stormwater best management practices such as rain gardens, bioswales, pervious surfaces and other techniques control stormwater runoff and stabilize soil to reduce pollution that runs off hard surfaces such as rooftops, driveways and parking lots.

The Township can work with environmental partners to promote the use of stormwater best management practices.

Action 23

Require dedication along Alum Creek, Big Walnut Creek and Spring Run for public use

Development along waterways should work to protect environmentally sensitive land. This will ensure that the environmentally sensitive land near the creeks is protected.

Action 24

Support acquisition of scenic and sensitive land located along the creeks

Lands along waterways are habitats for plants and animals, filter water and prevent pollution. Blendon Township should support public acquisition of these areas through grants and other resources to ensure their protection and future conservation.

Action 25

Build and maintain relationships with local watershed groups

Friends of Alum Creek and Tributaries and Friends of Big Walnut Creek are non-profit organizations that support watershed protection and stewardship. Collaboration among these groups and public agencies will help protect the creeks and their watersheds.

Franklin Soil and Water Conservation District

Rain garden accepting runoff—a stormwater best management practice

Hudson Library, Hudson, Ohio

Community projects such as rain garden installations increase the public's awareness of environmental issues Community gardens are a good use of undeveloped lots and help promote healthy eating

Goal E

Promote environmental awareness and stewardship

Public awareness of environmental issues promotes the responsible use of natural resources.

Action 26

Sign the Central Ohio Green Pact

The Central Ohio Green Pact is a multi-jurisdictional commitment to make our region more sustainable. Sustainability means meeting our economic and environmental needs today while ensuring that future generations can also meet their own needs.

The Green Pact outlines policies that enhance quality of life, protect the environment and facilitate economic development. By signing this agreement the Blendon Township Trustees affirm the community's commitment to a sustainable future.

Action 27

Promote backyard conservation

Common backyard conservation practices include composting, tree planting, using native plants and water conservation. These practices both beautify and protect the environment.

Blendon Township will work with the Franklin Soil and Water Conservation District and area watershed groups to promote backyard conservation.

Action 28

Conduct an energy audit of buildings at the Blendon Township Complex

An energy audit assesses a building's energy use to identify opportunities to reduce consumption. Blendon Township can save money and promote energy efficiency by performing an energy audit and reducing energy consumption.

Action 29

Support participation in the GreenSpot program

The GreenSpot program is administered by the City of Columbus recognizes residents, businesses and community groups for their work to promote a sustainable future. It also provides resources to help people meet their goals of sustainability through conserving energy, water and recycling. Residents and businesses in Blendon Township should be encouraged to participate in the GreenSpot program.

Community Garden Gazette

Goal F

Support a sustainable local food system

A local food system is a network of farmers, consumers and communities that partner to create a more locally based, self-reliant food system.

Action 30

Establish a farmers market

Access to fresh food leads to better eating habits and a healthier community. Farmers markets connect producers and consumers of local foods. A farmers market could be located in the parking lot of Glengary Shopping Center, Sunbury Plaza or the Blendon Township Complex. A farmers market could be supported through Community Supported Agriculture, where customers buy a share of a farm's harvest and receive food throughout the season. This arrangement gives farmers capital up-front and enables consumers to

Action 31

Reserved for future use

Revise zoning regulations to allow community gardens Currently, zoning regulations do not allow community gardens on lots smaller than one acre. The Township should pursue an amendment to permit community gardens on these smaller lots with reasonable regulations to protect public health and neighborhood stability.

Action 32

Identify and convert underutilized sites to community gardens

Community gards are self-maintained by members of a neighborhood and community organizations. They build self-reliance, a sense of community and support local food systems. Franklin County, Blendon Township and neighborhood organizations should collaborate to identify and acquire properties for community gardens.

Action 33

Support the transition of yards, window boxes and rooftops into food production areas

Urban gardening creates independence from corporate food systems, fosters community involvement and gets people closer to the natural environment. The Township will provide information on resources to start gardens and education on urban gardening practices.

Action 34

Provide information to connect producers and consumers of local foods

Locally grown food is often difficult to find and usually only available in farmers markets. Connecting local producers and consumers will increase access to locally grown foods and the economic vitality of local farming initiatives.

Action 35

Support local food production and processing enterprises

Franklin County has recently funded the *Growing Entrepreneurs Initiative*. The initiative will develop and expand food service enterprises by providing training, technical assistance and loans to income-eligible residents.

The initiative gives entrepreneurs access to the Ohio State University Food Industries Center for product development and marketing training. Participants work with local grocers, farmers markets and other distributors in selling their product. Information should be provided to Blendon Township to inform residents of this opportunity for entrepreneurship.

City of Newton, Mass.

Farmers markets bring ingredients for healthy meals directly to neighborhoods

MOBILITY

VISION FOR THE FUTURE

A complete transportation system where people can easily travel by foot, bicycle, transit and car

Achieve this vision by:

-Installing sidewalks in priority areas
-Connecting to existing bicycle trails
-Adding amenities at existing bus stops
-Designing streets to accommodate all users

City of Sammamish, Washington

Sidewalks allow residents to travel safely to nearby destinations

Goal A

Create and maintain a complete network for pedestrian traffic

Walking has environmental, social and health benefits. A complete network for pedestrians means that people can get to destinations safely on foot.

Action 1

Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map

Sidewalks are essential to public safety and beneficial to neighborhood stability. They encourage people to walk, promoting public health while reducing traffic congestion and energy use. Sidewalks connect people to jobs, shopping and other destinations.

Blendon Township in collaboration with the Ohio Department of Transportation should plan for sidewalk installation according to the Sidewalk Priorities map. Road improvements should include sidewalk installation and sidewalks should be at least 5 feet wide.

Action 2

Maintain and improve existing sidewalks

The majority of streets in the existing residential neighborhoods have sidewalks. Sidewalks in disrepair are unattractive and dangerous to pedestrians. Sidewalks should be properly maintained to ensure safety and their continued use.

Action 3

Require sidewalks for new development

New office, commercial, industrial, and multi-unit residential developments should be required to install sidewalks. This will create a network which pedestrians can navigate safely.

Action 4

Use pedestrian-friendly design for major intersections

Pedestrians and automobiles primarily come into contact at intersections. Features such as crosswalks, warning signs and overhead street lights make intersections safer, decreasing accidents and encouraging more people to walk.

A PedFlag program is one affordable tool to make neighborhood intersections safer. It involves the placement of flags at each end of a cross walk. Pedestrians use them while crossing to increase their visibility therefore making crossing the street faster, safer and more pleasant.

Action 5

Use pedestrian-friendly design within shopping centers and along commercial corridors

In large shopping centers with lots of automobile traffic, defining walkways for pedestrians can prevent accidents. In turn, better pedestrian friendliness can lead to more people traveling on foot. Any redevelopment of existing shopping centers should include both pedestrian connections from the street to the shops and connections within the parking lot once people leave their cars. These connections should be accompanied by improved landscaping.

Action 6

Complete a Safe Routes to Schools Plan

A Safe Routes to School Plan aims to make walking and bicycling to school safer for children. Walking and bicycling enhances children's health, ease traffic congestion and improve the quality of life in a community. A Safe Routes to School Plan can be completed as an amendment to the Blendon Comprehensive plan with input from stakeholders and the public.

Dakota County, Minnesota

Bikeways provide transportation and recreation opportunities

Goal B

Create a complete bicycle network for recreation and transportation

Bicycling has environmental, social and health benefits. A complete network allows bicyclists to travel safely to destinations.

Action 7

Use the Bikeways map to guide development of an area-wide bicycle network

The Bikeways map is a compilation of area and regional bikeways plans and specific recommendations for Blendon Township. Blendon Township should consult the Bikeways map when expanding bicycle facilities or reviewing development proposals. This ensures the creation of a well-connected bikeway system.

WESTERVILLE ROAD COMPLETE TRANSPORTATION NETWORK

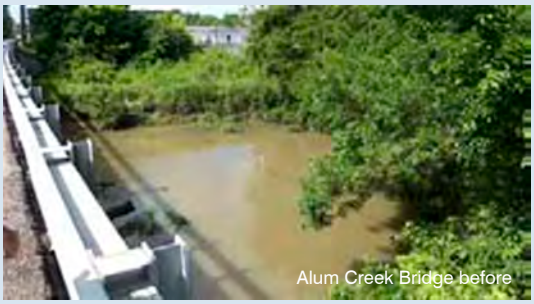
The Westerville Road Streetscape Improvement Plan makes recommendations supporting a complete transportation system where people can easily travel by foot, bicycle, transit and car.

Walking and bicycling along Westerville Road is dangerous due to a lack of sidewalks and bicycle facilities. The plan recommends a new pedestrian and bicycle bridge across Alum Creek to improve connectivity and safety.

A new bridge will also open up views to Alum Creek.

Several bus routes serve Westerville Road, however, none have shelters. The plan recommends installing new bus shelters that have a unique design. It also recommends installing sidewalks, bicycle facilities and improved landscaping to make walking, bicycling and transit more attractive transportation options.

All Images: Franklin County / Neighborhood Design Center



Alum Creek Bridge before

Alum Creek Bridge after

Existing transit facilities

Proposed transit facilities

Action 8

Provide connections to existing bikeways

There are existing bikeway facilities near Blendon Township including the Big Walnut Creek and Alum Creek trails. However, neither is easily accessible from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities. The Bikeways map shows proposed links from neighborhoods to the existing trail system.

Action 9

Require new development to provide rights-of-way to accommodate shared use paths

New development along bicycle corridors should dedicate rights-of-way for bikeways in addition. These rights-of-way should be a minimum of 20 feet to accommodate future shared-use paths as designated on the Bikeways map.

Amenities like benches make the use of transit services more appealing to residents

Action 10

Establish bicycle routes through the Huber Ridge and Sunbury Woods neighborhoods

Bicycle-friendly street design and signage direct bicyclists safely through a neighborhood.

Recommended bicycle routes include:

Huber Ridge

- Buenos Aires Boulevard
- Paris Boulevard

Sunbury Woods

- Executive Parkway
- Valley Quail Drive

Action 11

Improve bicycle parking on public and private property

Convenient bicycle parking near destinations encourages bicycling. Existing business owners should be encouraged to provide bicycle parking. One bicycle space should be installed for every 20 parking spaces.

Action 12

Locate buildings outside the railway corridor near Westerville Road

The abandoned railway right-of-way has the opportunity to become part of the regional bikeway system. The proposed Westerville to Arena District Bikeway would connect existing trails, parks, schools, universities and places of interest. It will be a safe, convenient and fast way for commuting by bicycle. Locating buildings outside of this corridor ensures that is will be available for a future regional bikeway.

Franklin County

Goal C

Support a transit network that offers sufficient destinations and frequent service

Transit complements other modes of transportation and provides options to those who do not drive.

Action 13

Improve pedestrian infrastructure near bus stops

Using transit is more attractive with better pedestrian infrastructure. A safe path to a bus stop encourages transit use. Blendon Township, the Franklin County Engineer's Office and the Central Ohio Transit Authority should partner to install sidewalks and pedestrian infrastructure to encourage more travel by transit.

Action 14

Improve existing bus stops

COTA provides shelters at bus stops to protect transit users from weather and provide a place to sit. The presence of bus shelters encourages more people to use transit. In areas without shelters, installing trash cans, recycling bins,

benches and schedule displays can decrease litter and increase convenience for transit users.

The Blendon Town-ship should work with COTA to install bus shelters and other amenities at existing bus stops.

Action 15

Investigate the possibility of locating a Park and Ride in the Sunbury Woods area

Park and Ride facilities allow commuters to avoid driving during the most congested times of the day. The Central Ohio Transit Authority long range plan recommends the addition of a park and ride facility in the Sunbury Woods area.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together in planning and constructing Park and Ride facilities.

Action 16

Ensure the proposed Westerville LINK route serves Huber Ridge and Sunbury Woods

LINK routes provide bus service within neighborhoods and activity centers using smaller buses. COTA's long range plan recommends a LINK route in the Westerville area which could be extended to include Huber Ridge and Sunbury Woods.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together to ensure the LINK route serves Huber Ridge and Sunbury Woods.

COTA LONG-RANGE TRANSIT PLAN

In 2005–2006 the Central Ohio Transit Authority hosted a series of public meetings seeking input on improving transit service in the region. Key stakeholders such as state and regional planning agencies, local municipalities, and business and community leaders provided additional input in identifying transit needs and possible solutions.

The long range plan makes recommendations to meet immediate transit needs and also create a viable, responsive and modern transit system for the future.
Key recommendations include:

Central Ohio Transit Authority

- Using the newest technology to enhance the transit experience
- Increasing access, convenience and reliability for people with limited mobility
- Improving passenger convenience by providing real-time information at major bus stops and transit centers
- Expanding service to employment and activity centers
- Calling for strategic transit investments
- Adding several neighborhood-oriented, circular LINK routes

One proposed LINK route serves many areas of Westerville. The Blendon Comprehensive plan recommends extending the LINK route to serve the Huber Ridge and Sunbury Woods neighborhoods.

Wasatch Front Regional Council

Physical treatments help calm traffic along neighborhood streets

Goal D

Maintain a safe, well-connected automobile network

The road network is the primary means of transportation within the planning area. Blendon Township's easy access to freeways and major roads is a community asset.

Action 17

Adopt a complete streets policy for future road improvements

A complete street is one designed for all users including pedestrians, bicyclists, transit users and motorists. A network of complete streets is safer, more livable and welcoming to everyone.

Adopting a complete streets policy ensures that future road projects are designed and constructed with all users in mind.

Action 18

Improve damaged roads and roadside drainage infrastructure

Damaged roads and poor drainage pose a threat to motorists, bicyclists and pedestrians. Blendon Township and Franklin County agencies can work together to improve the condition of these roads. Streets needing immediate attention include:

Cleveland Heights

- Abington Road
- Adda Avenue
- Brooklyn Drive
- Chester Road
- Claridon Road
- Clybourne Road

Huber Ridge:

- Brazzaville Road

COMPLETE STREETS

A complete street is designed to balance safety and convenience for everyone using the roads. Communities that adopt a Complete Streets policy make a commitment to consider and provide appropriate facilities for motorists, pedestrians, bicyclists and transit users during new and retrofit road projects.

By adopting a complete streets policy, a community can:

- Support economic growth by providing accessible and efficient connections between residences, schools, parks and businesses
- Reduce crashes and improve safety through safety improvements
- Ease traffic congestion by increasing travel options such as walking and bicycling
- Help children get physical activity and gain independence through bicycling and walking
- Reduce carbon dioxide emissions by riding a bicycle or walking
- Save costs for retrofitting streets later by integrating sidewalks, bike lanes, transit amenities and safe crossings into the initial design of a project

bike lane

Action 19

Install traffic calming devices in priority areas

Traffic calming devices reduce vehicle speeds. They can also be visual amenities that beautify neighborhoods. Traffic calming devices should incorporate landscaping elements in their design. Blendon Township will work with the Franklin County Engineer's Office to install and maintain traffic calming measures, with the exception of speed bumps, in the following high speeding areas:

Huber Ridge

- Buenos Aires Boulevard
- Karikal Drive
- Paris Boulevard

Sunbury Woods

- Executive Parkway
- Valley Quail Drive
- Ulry Road
- Walnut Street

Action 20

Encourage safety improvements along high-accident roads

High-accident roads and intersections were identified through accident data and reports by residents. Although Blendon Township has limited authority on Franklin County roads and state routes, it is recommended that Franklin County and the Ohio Department of Transportation consider safety improvements and speed limit reductions along the following roads:

Cleveland Heights

- Cleveland Avenue

Huber Ridge

- Dempsey Road
- Westerville Road

Sunbury Woods

- Sunbury Road

Rural East

- Central College Road
- Cubbage Road
- Lee Road
- Schott Road
- Smothers Road
- Ulry Road
- Walnut Street

ON THE NEXT PAGES

The maps on the following pages show the bikeways plan and sidewalk installation priorities.

The Bikeways map shows locations of cur-rent and proposed bikeways in Columbus, Westerville and Blendon Township.

The Sidewalk Priorities map shows where sidewalks should be installed in Blendon Township.

TYPES OF PROPOSED BIKEWAYS

Bikeways map

What it is: The bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

Why we need it: Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people in Blendon Township and throughout central Ohio.

In addition to Blendon Township bikeways recommendations, the map contains information from these sources: Columbus Bicenten-nial Bikeways Plan, Westerville Parks, Recreation and Open Space Plan, MORPC Regional Bikeways Plan and Metroparks Trail Plan.

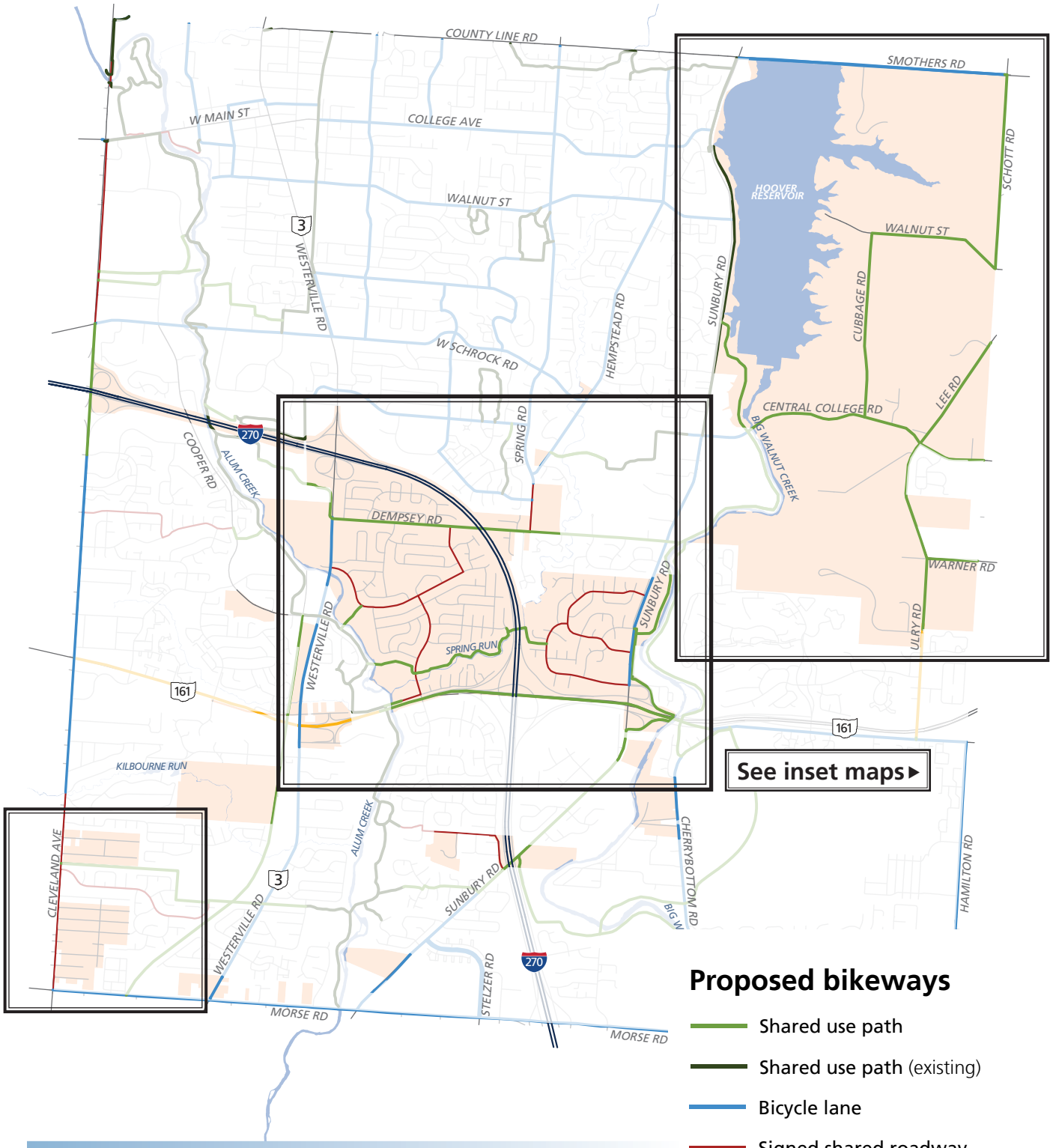
A path for bicycles and pedestrians, separate from a road. Generally 8 to 12 feet wide.

On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.

A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.

All images: pedbikeimages.org

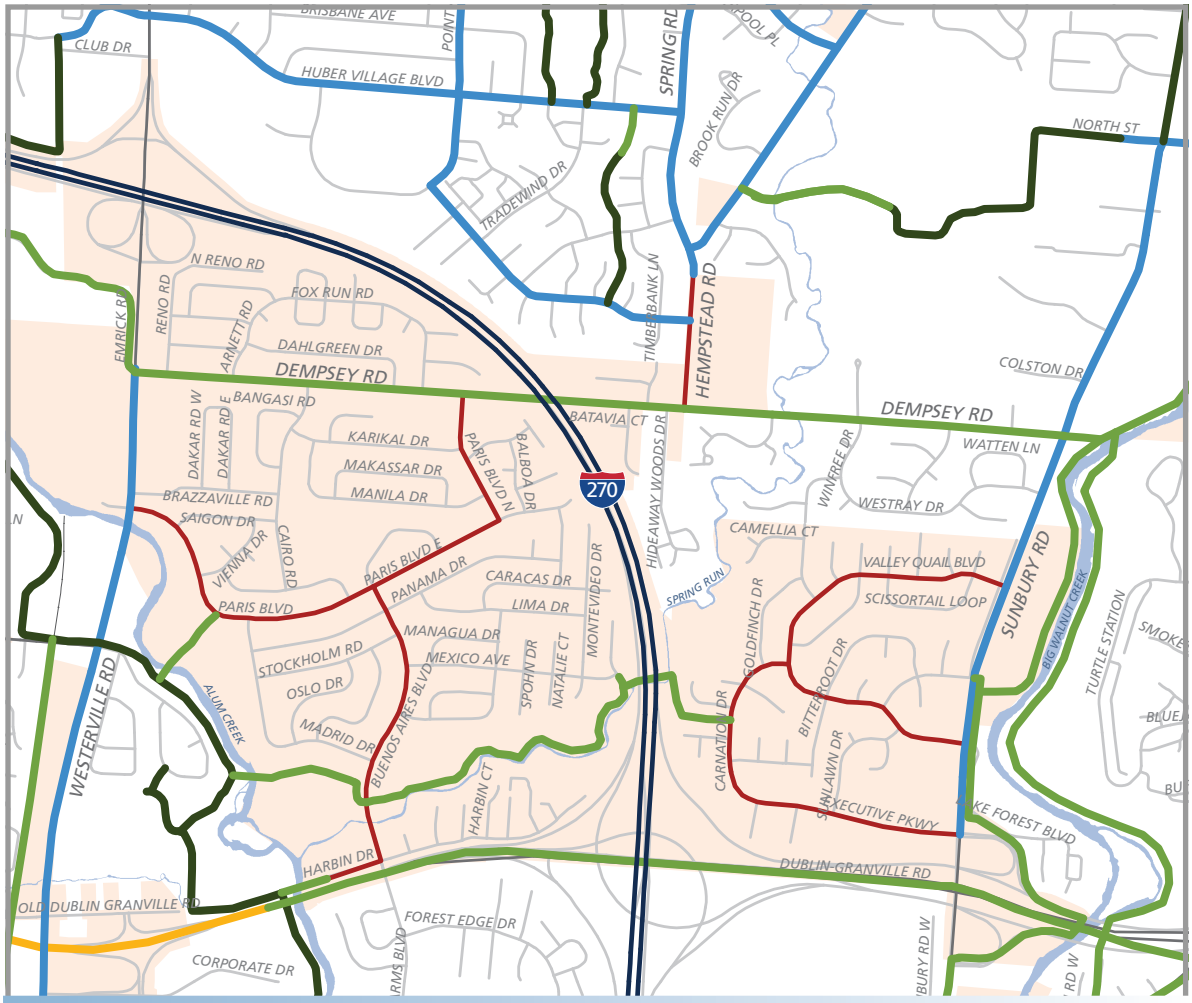
Standard road with a combination of traffic calming, signage and “sharrows” (shown at right), or a high-volume road with 14-foot or wider outside lanes.



Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder

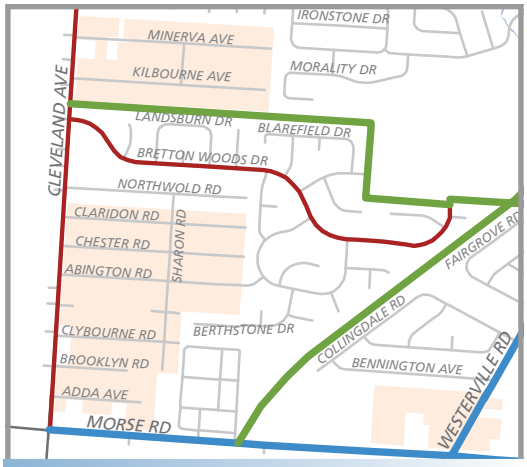
BIKEWAYS MAP



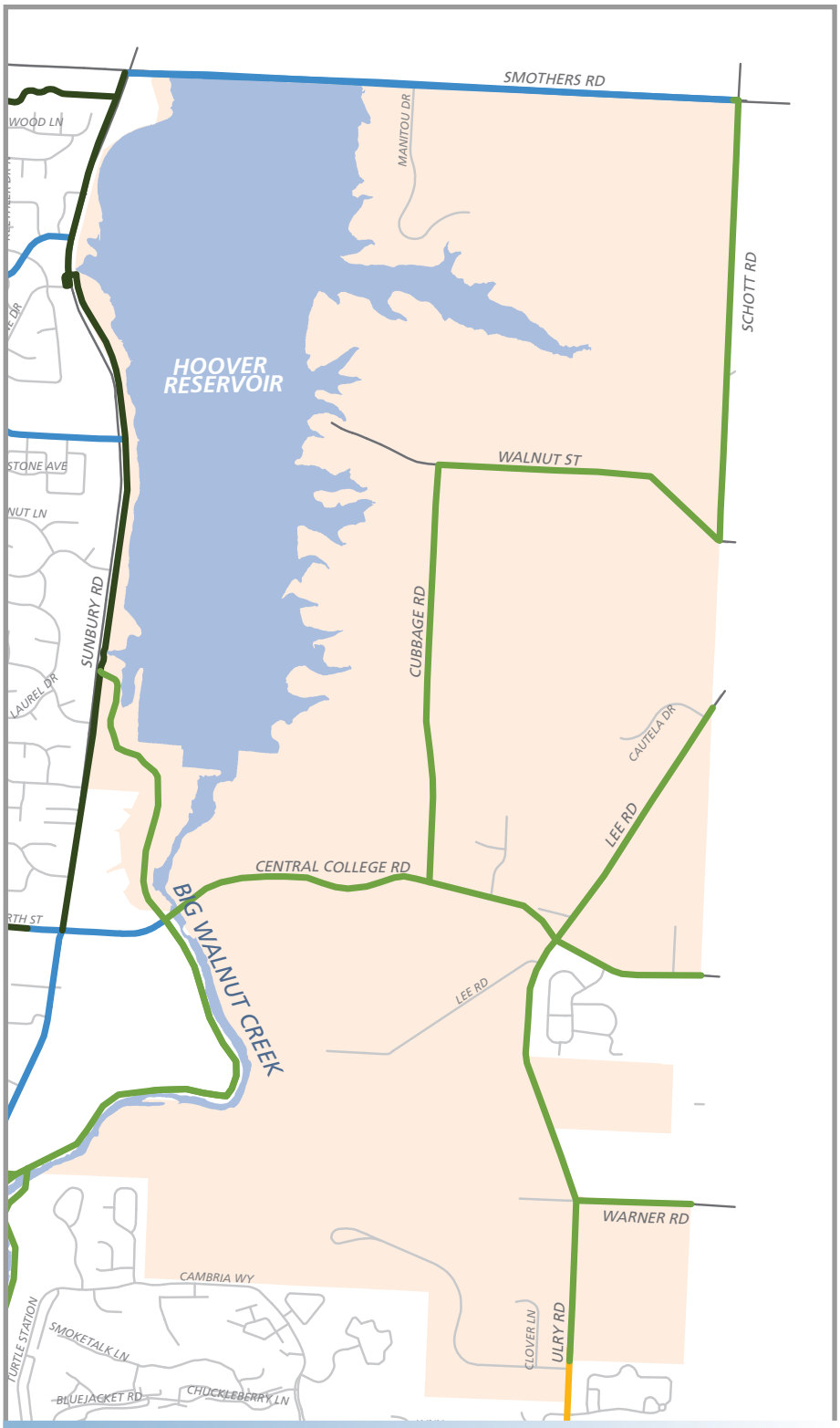
HUBER RIDGE – SUNBURY WOODS

Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder



CLEVELAND HEIGHTS



Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Paved shoulder

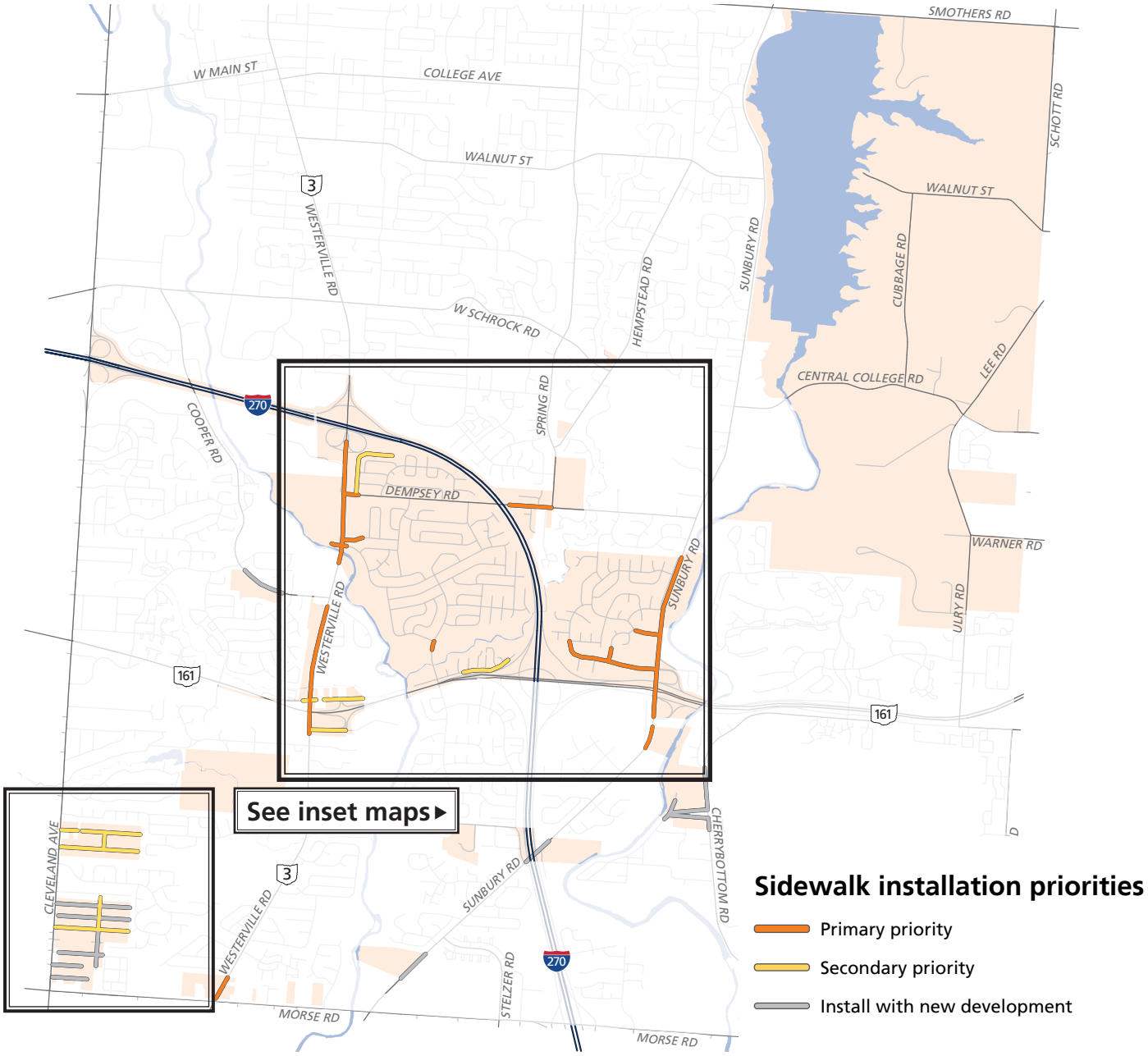
RURAL EAST

Sidewalk priorities

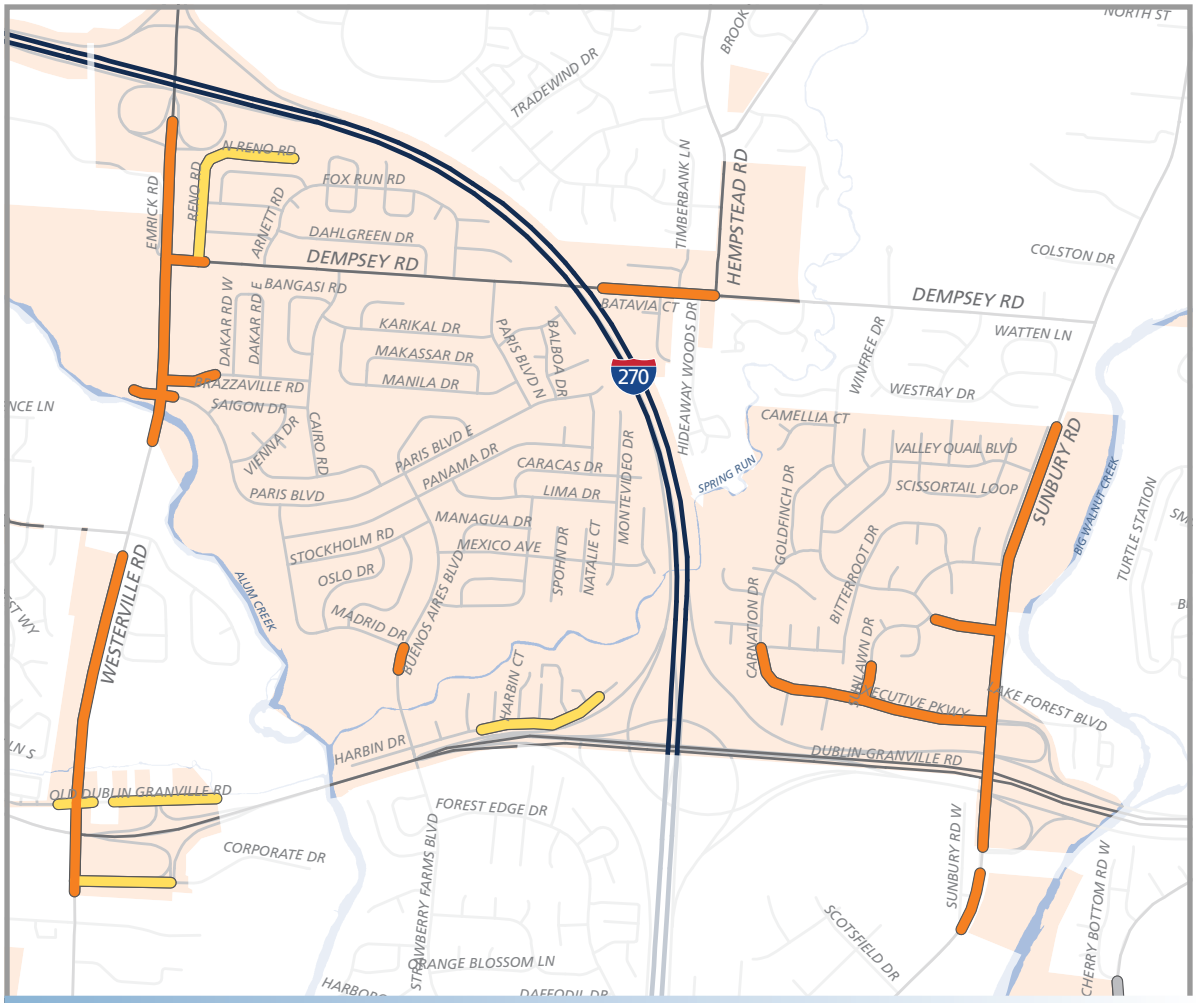
What it is: This map shows areas where the community would like new sidewalks.

Why we need it: Installing sidewalks costs money. Realizing that funds are limited, the sidewalk maps prioritize sidewalks: primary priorities are sidewalks that should be installed first. Secondary priorities are sidewalks that should be installed after all the primary priorities are installed. Sidewalks shown as "Install with new development" should be provided at any time new development or redevelopment is occurring.

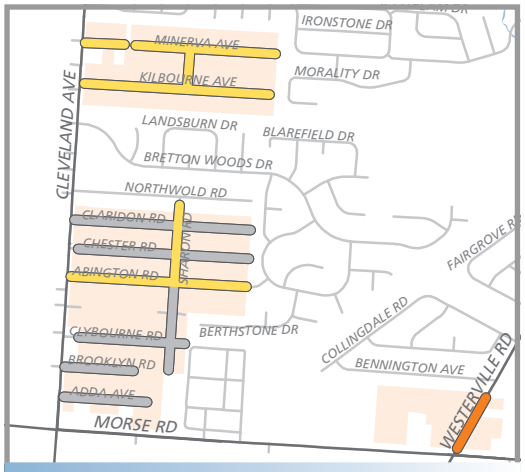
The primary and secondary priorities reflect the community's stated desires for new sidewalks.



SIDEWALK PRIORITIES MAP



HUBER RIDGE – SUNBURY WOODS



CLEVELAND HEIGHTS

Sidewalk installation priorities

- Primary priority
- Secondary priority
- Install with new development

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SECTION 5

IMPLEMENTATION

How will the recommendations outlined in the previous section be achieved? This section contains recommendations to ensure the plan is carried out. This section:

- Assigns responsibilities for carrying out each action
- Establishes clear lines of communication among community stakeholders
- Lays out a predictable review process to ensure new development follows the plan

These items will ensure actions are completed to achieve the community's agreed-upon vision.

Implementation Tables

Here, we identify the organizations involved in each action recommendation. The tables are an easy way to see the main parties involved in the actions.

New Development Checklist, p. 111

This checklist will ensure that new development proposals comply with the plan's recommendations.

Once a developer completes the checklist, officials with decision-making responsibilities make sure development proposals follow the community's wishes as described in the Blendon Comprehensive plan.

Comprehensive plan SUCCESS

Successful implementation of the Blendon Comprehensive Plan's recommendations is essential in achieving the community's shared vision. This will be made possible by:

1. Assigning responsibility
2. Establishing clear lines of communication
3. Being accountable
4. Updating the plan

Assign Responsibility

Responsible parties for each action item are listed in the implementation table. This section clearly identifies the specific government, non-profit and private sector entities responsible for implementing each action.

Development proposals should be reviewed for consistency with the plan's recommendations. The new development checklist helps ensure that a proposed development is in line with the plan's recommendations. It should be used by:

- Applicants for a rezoning or variance
- Agencies and stakeholders for development review
- Township staff during internal review of zoning and variance applications
- Franklin County and Blendon Township offices as community facilities and infrastructure investments are made

Communication

Clear lines of communication between Blendon Township and community residents is essential for the successful imple-mentation of the plan's recommendations. This can be achieved by:

- Designating a township official for transmittal of development and zoning-related information
- Designating staff member to be responsible for monitoring and implementing the plan

Accountability

In order to track the progress of the plan's implementation, each year a staff member from theTownship staff should prepare a brief report to be presented to the Board of Trustees. This report should list the year's development proposals and their conformance with the plan. It should also track progress on implementation of the plan's proactive recommendations.

Plan updates

The Blendon Comprehensive Plan will guide development for the next 10-20 years. It should be revisited in 4 to 5 years and amended as ap-pli-cable to ensure that the document continues to represent the vision of township residents. Minor updates of the Blendon Comprehensive Plan may be completed as necessary.

Franklin County

Public involvement is key to successful implementation of a plan

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NEW DEVELOPMENT CHECKLIST

BLENDON Comprehensive plan

PURPOSE

This checklist helps developers and property owners comply with the plan. A completed checklist also informs appointed board members and planning staff whether a proposal complies with the Blendon Township Comprehensive plan.

DIRECTIONS

1. Fill out the first section for all new developments
2. Fill out the appropriate area for either residential or commercial development
3. Fill out the Project Information box and return it to us with your development application

ALL NEW DEVELOPMENT:

	Yes	No	n/a	Notes
Matches Future Land Use map	◯	◯	◯	
Includes sidewalks where indicated on the Sidewalk Priorities map	◯	◯	◯	
Provides sufficient rights-of-way for bikeways	◯	◯	◯	
Is set back from environmentally sensitive areas	◯	◯	◯	
Provides dedication along waterways	◯	◯	◯	
Uses stormwater best management practices	◯	◯	◯	
Provides a connection to existing bikeways	◯	◯	◯	
Locates buildings outside of the railway corridor Com-	◯	◯	◯	
plies with the *AWARE* standards	◯	◯	◯	
Uses building materials that promote healthy indoor air	◯	◯	◯	

NEW RESIDENTIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Is clustered to protect open space/environmental features	◯	◯	◯	
Is set back from scenic corridors	◯	◯	◯	
Uses shared-access points	◯	◯	◯	
Uses site design techniques to preserve rural character	◯	◯	◯	

NEW COMMERCIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Conforms to the Smart Growth Overlay	◯	◯	◯	
Is in line with the Westerville Road Streetscape Improvement Plan	◯	◯	◯	
Accommodates pedestrians	◯	◯	◯	
Accommodates bicyclists	◯	◯	◯	
Accommodates transit users	◯	◯	◯	
Provides appropriate buffering, setbacks or screening from adjacent residential uses	◯	◯	◯	

PROJECT INFORMATION	
Case No.	
Project name	
Address	
Phone	Fax
Email address	
Checklist completed by:	
Signature	

Produced by:

This Plan was an update prepared by Blendon Township in 2013 based on the original plan prepared by the Franklin County Economic Development and Planning Department

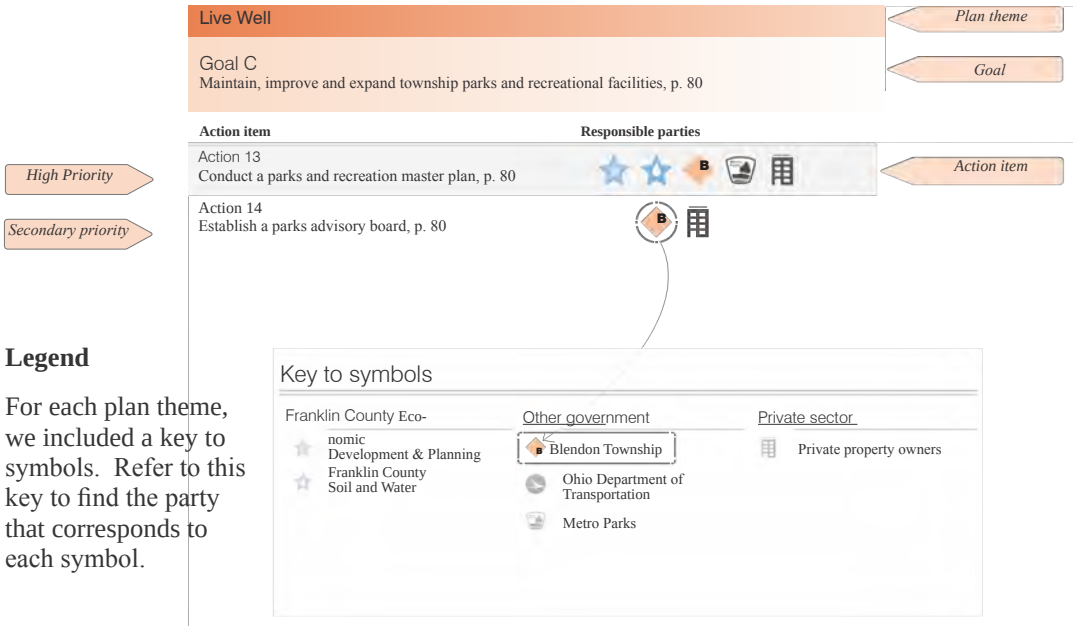
IMPLEMENTATION TABLES

This section explains who is responsible for completing the action items listed in this plan. Community improvement depends on a network of relationships among government agencies, non-profits and the private sector. Accordingly, we attempt to identify the parties best positioned to complete the action items.

How to use this section

We organized the action items by plan theme. Under each theme, you will find the action items from the Plan Themes section—in the same order they appear in that section. To the right of each action item we list the responsible parties: the organizations in the public, non-profit and private sectors who are best able to complete the action item.

By listing the parties we don't intend to be exclusive; other organizations are encouraged to help.



Legend

For each plan theme, we included a key to symbols. Refer to this key to find the party that corresponds to each symbol.

Grow Smart

Goal A
Maintain residential character of existing neighborhoods, p. 58

Action item	Responsible parties
Action 1 Follow the Future Land Use map, p. 58	
Action 2 Discontinue conditional use home occupations, p. 58	
Action 3 Adopt the conservation development regulations in areas of Cleveland Heights and the area east of Big Walnut Creek, p. 59	
Action 4 Facilitate the creation of a neighborhood association in Cleveland Heights, p. 60	B
Action 5 Use site design techniques that preserve rural character, p. 60	

Goal B
Encourage attractive and economically sustainable commercial development, p. 60

Action item	Responsible parties
Action 6 Adopt the Smart Growth Overlay for mixed-use commercial corridors, p. 60	B
Action 7 Auto-related businesses should strictly adhere to development standards, p. 60	
Action 8 Limit the number of access points along commercial corridors, p. 61	
Action 9 Implement recommendations of the Westerville Road Streetscape Improvement Plan, p. 61	B morpc
Action 10 Conduct a market analysis of the Westerville Road corridor, p. 62	
Action 11 Support small business development, p. 62	B Ohio ECD
Action 12 Establish a façade improvement program, p. 62	
Action 13 Require installation of sidewalks and bicycle parking for new development, p. 62	B
Action 14 Encourage installation of sidewalks and bicycle parking on public and private property, p. 63	B morpc

▶ High Priority
▷ Secondary

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
Goal A - Maintain residential character of existing neighborhoods																			
▶ Action 1 Follow the Future Land Use map	X	X	X																
▶ Action 2 Discontinue conditional use home occupations																			
▶ Action 3 Adopt the conservation development regulations in areas of Cleveland Heights and the area east of Big Walnut Creek																			
▷ Action 4 Facilitate the creation of a neighborhood association in Cleveland Heights																			
▶ Action 5 Use site design techniques that preserve rural character																			
Goal B - Encourage attractive and economically sustainable commercial development																			
▶ Action 6 Auto-related businesses should strictly adhere to development standards																			
▷ Action 7 Limit the number of access points along commercial corridors																			
▶ Action 8 Limit the number of access points along commercial corridors																			
▶ Action 9 Implement recommendations of the Westerville Road Streetscape Improvement Plan																			
▶ Action 10 Conduct a market analysis of the Westerville Road corridor																			
▶ Action 11 **Support small business development**																			
▶ Action 12 Establish a façade improvement program																			

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
▶ Action 13 Require installation of sidewalks and bicycle parking for new development	X	X	X																
▶ Action 14 Encourage installation of sidewalks and bicycle parking on public and private proerty																			
Goal C - Nurture a sense of place in neighborhoods and along commercial corridors																			
▶ Action 15 Install gateway signs in priority areas																			
▶ Action 16 Install decorative street signs																			
▶ Action 17 Install consistent streetlights in priority areas																			

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
Goal A - Promote sustainable housing that facilitates aging in place																			
▶ Action 1 Require conformance with AWARE sustainability and universal design standards for projects receiving public funds																			
▶ Action 2 Support the use of universal design standards in new construction and rehabilitation of residential units																			
▶ Action 3 Facilitate conversion and construction of accessory apartments																			
▶ Action 4 Provide information regarding energy efficiency programs																			
▶ Action 5 Support the use of alternative energy sources such as solar, wind and geothermal																			
Goal B - Maintain quality neighborhoods by improving the housing stock																			
▶ Action 6 Facilitate home rehabilitation and compatible infill housing																			
▶ Action 7 Turn around neglected properties																			
▶ Action 8 Increase the homeownership rate																			
▶ Action 9 Improve the appearance of rental homes																			
▶ Action 10 Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations																			

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
▶ Action 11 Continue enforcement of the Blendon Township Property Maintenance Code																			
▶ Action 12 Consider the feasibility of a rental housing inspection pilot program																			
Goal C - **Maintain, improve and expand township parks and recreational facilities**																			
▶ Action 13 Conduct a parks and recreation master plan																			
▶ Action 14 Establish a parks advisory board																			
▶ Action 15 Continue to set aside general maintenance funds for each park																			
▶ Action 16 Consider a levy for parks																			
▶ Action 17 Establish a park in the Cleveland Heights neighborhood																			
▶ Action 18 Explore the feasibility of installing a wellness garden at the Blendon Township Senior Center																			
▶ Action 19 Add sufficient bicycle parking at parks																			
▶ Action 20 Provide connections to the existing trail system																			
▶ Action 21 Work with local agencies to add land to the park system																			

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
Goal D - Protect Alum Creek, Big Walnut Creek and their tributaries																			
▶ Action 22 Promote the use of stormwater best management practices																			
▶ Action 23 Require dedication along Alum Creek, Big Walnut Creek and Spring Run for public use																			
▶ Action 24 Support acquisition of scenic and sensitive land located along the creeks																			
▶ Action 25 Build and maintain relationships with local watershed groups																			
Goal E - Promote environmental awareness and stewardship																			
▶ Action 26 Sign the Central Ohio Green Pact																			
▶ Action 27 Promote backyard conservation																			
▶ Action 27 Promote backyard conservation																			
▶ Action 29 Support participation in the GreenSpot program																			
Goal F - Support a sustainable local food system																			
▶ Action 30 Establish a farmers market																			
▶ Action 31 Reserved for future use																			
▶ Action 32 Identify and convert underutilized sites to community gardens																			

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
▶ Action 33 Support the transition of yards, window boxes and rooftops into food production areas																			
▶ Action 34 Provide information to connect producers and consumers of local foods																			
▶ Action 35 Support local food production and processing enterprises																			

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
Goal A - Create and maintain a complete network for pedestrian traffic																			
▶ Action 1 Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map																			
▶ Action 2 Maintain and improve existing sidewalks																			
▶ Action 3 Require sidewalks for new development																			
▶ Action 4 Use pedestrian-friendly design for major intersections																			
▶ Action 5 Use pedestrian-friendly design within shopping centers and along commercial corridors																			
▶ Action 6 Complete a Safe Routes to Schools Plan																			
Goal B - Create a complete bicycle network for recreation and transportation																			
▶ Action 7 Use the Bikeways map to guide development of an area-wide bicycle network																			
▶ Action 8 Provide connections to existing bikeways																			
▶ Action 9 Require new development to provide rights-of-way to accommodate shared use paths																			
▶ Action 10 Establish bicycle routes through the Huber Ridge and Sunbury Woods neighborhoods																			

		Franklin County							Other Municipalities				Non-profit sector					Private sector	
	Blendon Township	Economic Development & Planning	Engineer's Office	Soil and Water Conservation District	Board of Health	Auditor's Office	Treasurer's Office	Board of Elections	City of Columbus	City of Westerville	Metro Parks	Ohio Department of Transportation	MORPC	Friends of Alum Creek and Tributaries	Friends of Big Walnut Creek	Housing nonprofits	Bicycle Advocacy Groups	Private property owners	Building Industry Association
▶ Action 11 Improve bicycle parking on public and private property																			
▶ Action 12 Locate buildings outside the railway corridor near Westerville Road																			
Goal C -Support a transit network that offers sufficient destinations and frequent service																			
▶ Action 13 Improve pedestrian infrastructure near bus stops																			
▶ Action 14 Improve existing bus stops																			
▶ Action 15 Investigate the possibility of locating a Park and Ride in the Sunbury Woods area																			
▶ Action 16 Ensure the proposed Westerville LINK route serves Huber Ridge and Sunbury Woods																			
Goal D - **Maintain a safe, well-connected automobile network**																			
▶ Action 17 Adopt a complete streets policy for future road improvements																			
▶ Action 18 Improve damaged roads and roadside drainage infrastructure																			
▶ Action 19 Install traffic calming devices in priority areas																			
▶ Action 20 Encourage safety improvements along high-accident roads																			

Goal C
Nurture a sense of place in neighborhoods and along commercial corridors, p. 63

Action item	Responsible parties
Action 15 Install gateway signs in priority areas, p. 64	
Action 16 Install decorative street signs, p. 64	
Action 17 Install consistent streetlights in priority areas, p. 64	
Action 18 Convert the concrete barrier on Sunbury Road to a community amenity, p. 65	

▶ High Priority
▷ Secondary

Key to symbols

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Blendon Township	Mid-Ohio Regional Planning Commission	Private property owners
Engineer's Office	Ohio Department of Transportation	Economic and Community Development Institute	
Soil and Water Conservation District	Ohio Department of Development	Neighborhood Associations	
Board of Health		Bicycle advocacy groups	

Live Well

Goal A
Promote sustainable housing that facilitates aging in place, p. 76

Action item	Responsible parties
Action 1 Require conformance with *AWARE* sustainability and universal design standards for projects receiving public funds, p. 76	BIA
Action 2 Support the use of universal design standards in new construction and rehabilitation of residential units, p. 77	BIA
Action 3 Facilitate conversion and construction of accessory apartments, p. 77	B B B
Action 4 Provide information regarding energy efficiency programs, p. 77	morpc
Action 5 Support the use of alternative energy sources such as solar, wind and geothermal, p. 77	morpc

Goal B
Maintain quality neighborhoods by improving the housing stock, p. 78

Action item	Responsible parties
Action 6 Facilitate home rehabilitation and compatible infill housing, p. 78	
Action 7 Turn around neglected properties, p. 78	B
Action 8 Increase the homeownership rate, p. 78	
Action 9 Improve the appearance of rental homes, p. 79	B
Action 10 Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations, p. 79	ECD
Action 11 Continue enforcement of the Blendon Township Property Maintenance Code, p. 80	B
Action 12 Consider the feasibility of a rental housing inspection pilot program, p. 80	B

▶ High Priority
▷ Secondary

Goal C
Maintain, improve and expand township parks and recreational facilities, p. 80

Action item	Responsible parties
Action 13 Conduct a parks and recreation master plan, p. 80	B
Action 14 Establish a parks advisory board, p. 80	B
Action 15 Continue to set aside general maintenance funds for each park, p. 81	B
Action 16 Consider a levy for parks, p. 81	B
Action 17 Establish a park in the Cleveland Heights neighborhood, p. 81	B B
Action 18 Explore the feasibility of installing a wellness garden at the Blendon Township Senior Center, p. 81	
Action 19 Add sufficient bicycle parking at parks, p. 81	B
Action 20 Provide connections to the existing trail system, p. 81	B B morpc
Action 21 Work with local agencies to add land to the park system, p. 81	

▶ High Priority
▷ Secondary Priority

Key to symbols

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	B Blendon Township	morpc Mid-Ohio Regional Planning Commission	Private property owners
Engineer's Office	City of Columbus	FACT Friends of Alum Creek and Tributaries	BIA Building Industry Association of Central Ohio
Soil and Water Conservation District	Westerville	FBWC Friends of Big Walnut Creek	
Board of Health	Metro Parks	Housing nonprofits	
Auditor's Office	Ohio Department of Transportation	Bicycle advocacy groups	
Treasurer's Office			
Board of Elections			

Goal D
Protect Alum Creek, Big Walnut Creek and their tributaries, p. 82

Action item	Responsible parties
Action 22 Adopt regulations establishing a stream buffer zone along Alum Creek, Big Walnut Creek and their tributaries, p. 82	FACT FBWC
Action 23 Promote the use of stormwater best management practices, p. 82	EPA FACT FBWC
Action 24 Require dedication along Alum Creek, Big Walnut Creek and Spring Run for public use, p. 82	
Action 25 Support acquisition of scenic and sensitive land located along the creeks, p. 82	FACT FBWC
Action 26 Build and maintain relationships with local watershed groups, p. 82	B FACT FBWC

Goal E
Promote environmental awareness and stewardship, p. 83

Action item	Responsible parties
Action 27 Sign the Central Ohio Green Pact, p. 83	B B
Action 28 Promote backyard conservation, p. 83	B FACT FBWC
Action 29 Conduct an energy audit of buildings at the Blendon Township Complex, p. 83	
Action 30 Support participation in the GreenSpot program, p. 83	B

Goal F
Support a sustainable local food system, p. 83

Action item	Responsible parties
Action 31 Establish a farmers market, p. 83	B
Action 32 Revise zoning regulations to allow community gardens, p. 84	
Action 33 Identify and convert underutilized sites to community gardens, p. 84	$ B
Action 34 Support the transition of yards, window boxes and rooftops into food production areas, p. 84	B morpc

▶ High Priority
▷ Secondary

Action 35 Provide information to connect producers and consumers of local foods, p. 84	B
Action 36 Support local food production and processing enterprises, p.	Ohio

Key to symbols

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Blendon Township	Mid-Ohio Regional Planning Commission	Private property owners
Engineer's Office	City of Columbus	Friends of Alum Creek and Tributaries	
Soil and Water Conservation District	Westerville	Friends of Big Walnut Creek	
Treasurer's Office	Metro Parks	Local Food nonprofits	
	Ohio Department of Development	American Community Gardening Association	
	Ohio Environmental Protection Agency	Neighborhood Associations	

Go Safely

Goal A
Create and maintain a complete network for pedestrian traffic, p. 86

Action item	Responsible parties
Action 1 Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map, p. 86	B B B
Action 2 Maintain and improve existing sidewalks, p. 86	
Action 3 Require sidewalks for new development, p. 86	
Action 4 Use pedestrian-friendly design for major intersections, p. 86	morpc
Action 5 Use pedestrian-friendly design within shopping centers and along commercial corridors, p. 86	morpc
Action 6 Complete a Safe Routes to Schools Plan, p. 86	B morpc

Goal B
Create a complete bicycle network for recreation and transportation, p. 87

Action item	Responsible parties
Action 7 Use the Bikeways map to guide development of an area-wide bicycle network, p. 87	morpc B B B B B
Action 8 Provide connections to existing bikeways, p. 88	morpc
Action 9 Require new development to provide rights-of-way to accommodate shared use paths, p. 88	morpc
Action 10 Establish bicycle routes through the Huber Ridge and Sunbury Woods neighborhoods, p. 88	
Action 11 Improve bicycle parking on public and private property, p. 88	
Action 12 Locate buildings outside the railway corridor near Westerville Road, p. 88	B

▶ High Priority
▷ Secondary

Goal C
Support a transit network that offers sufficient destinations and frequent service, p. 88

Action item	Responsible parties
Action 13 Improve pedestrian infrastructure near bus stops, p. 88	B, COTA, morpc
Action 14 Improve existing bus stops, p. 88	COTA, morpc
Action 15 Investigate the possibility of locating a Park and Ride in the Sunbury Woods area, p. 89	COTA, morpc
Action 16 Ensure the proposed Westerville LINK route serves Huber Ridge and Sunbury Woods, p. 89	COTA, morpc

Goal D
Maintain a safe, well-connected automobile network, p. 90

Action item	Responsible parties
Action 17 Adopt a complete streets policy for future road improvements, p. 90	B, morpc
Action 18 Improve damaged roads and roadside drainage infrastructure, p. 90	B
Action 19 Install traffic calming devices in priority areas, p. 91	B
Action 20 Encourage safety improvements along high-accident roads, p. 91	morpc

▶ High Priority
▷ Secondary Priority

Key to symbols

Franklin County
- Economic Development & Planning
- Engineer's Office

Other government
- Blendon Township
- City of Columbus
- City of Westerville
- Metro Parks
- Ohio Department of Transportation
- Central Ohio Transit Authority
- Westerville City Schools

Non-profit sector
- Mid-Ohio Regional Planning Commission
- Bicycle Advocacy Groups
- Neighborhood Associations

Public sector
- Private property owners

Franklin County
Where Government Works

Commissioners
John O'Grady, President
Paula Brooks
Marilyn Brown

Economic Development & Planning Department
James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township

X	Blendon	❒	Perry	❒	Washington
❒	Jackson	❒	Plain		
❒	Jefferson	❒	Prairie		

Case Number

BLEN-13-06

Amendment Type

X	Map amendment
X	Text amendment
❒	Land use plan amendment

Meeting Dates

Review Body	Date
Tech Review	4/23/13
Planning Commission	5/8/13
Board of Commissioners:	n/a

Amendment information

Amendment type	Information required	
Map amendment:	Requesting approval of the Blendon Township Zoning Map.	Zoning district Current: Proposed:
Text amendment	Requesting approval of the Blendon Township Zoning Resolution.	
Plan amendment	Document type: □ New plan □ Existing Plan Plan name:	

Township Zoning Inspector Contact Information

Name Bryan Rhoads	
Address 6350 Hempstead Road	
Westerville, Ohio 43081	
Phone # 614-839-2013	Fax #
Email bryan.rhoads@blendontwp.org	

BLEN-13-06

Blendon Township

Franklin County Ohio

Office of Township Administrator

Bryan E. Rhoads

Administrative Offices
6350 Hempstead Road
Westerville, Ohio 43081
Phone: (614) 839-2013
Fax: (614) 839-0048

RECEIVED

APR 11 2013

Franklin County Planning Department
Franklin County, Ohio

April 09, 2013

To: County Planning Commission

From: Bryan Rhoads

Subject: Blendon Township Zoning Text and Map

Dear commission members,

On April 8, 2013 the Blendon Township Zoning Commission passed a motion to send the attached zoning text and map for your review. We appreciate any and all comments you will have on the proposed zoning text and map.

Thank you,

Bryan E. Rhoads

Township Administrator

Blendon Township Zoning Text Revisions

1. General word substitutes: Commissioners, Trustees, County, Township
2. Deletion of section 1.11
3. Deletion of 2.18 Residential Manufactured home districts
4. Removal of PR-6 districts. Section 3.10
5. Deletion of section 5.30
6. Deletion of 7.50 Big and Little Darby Creek Protection
7. Deletion of 7.60 Airport Overlay
8. Changes to be keeping
    a. Under the first section adding a no limit hive amount for 2 or more acres
    b. Under section d) add hive type of top bar hive
    c. Under section g) Delete all
9. 302.031- Delete mobile or manufactured homes
10. Deletion of PSC Districts
11. Deletion of GI-General industrial district
12. 501.013-Added language for maintenance of shrubbery and hedges
13. Addition of car language in 502.023 4
14. Section 503.011-Reduced garage sales to 2 per year instead of 4
15. 503.12-Vehicle sales reduced to 1 per year 3 months at a time. Must be registered to owner of property
16. 512.02- increase heights to 25 feet
17. Modification of Big Walnut overlay Section 655
    a. 25 feet for Big Walnut and 10 for tributaries. Removed language for using motorized vehicles in protected areas.
18. Deletion of Smart Growth Overlay
19. Deletion of 511.03- Conditional Use Home Occupation Requirements
20. 512.02- Under one acre max height from 18 to 25. More than 1 but less than 2 goes from 20 to 25.

Blendon Township

Franklin County, Ohio

Zoning Resolution

As of March 4, 2013

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PREFACE SECTION 1.00
HISTORY

Zoning was initiated in unincorporated Franklin County, Ohio, in November 1948. In November 1966 a new zoning resolution and zoning map was adopted by the County Commissioners, but the original county zoning resolution and map was left mostly intact.

In 2012 the Blendon Township Board of Trustees decided the residents of the unincorporated areas of Blendon Township would benefit from localized zoning.

This zoning resolution, upon its adoption by a majority of the voters in the unincorporated area of Blendon Township, will supersede and replace the Franklin County Zoning Resolution in its entirety.

SECTION 1.10 - ZONING AND A COMPREHENSIVE PLAN

This preface is provided to guide the understanding, application and administration of the Blendon Township Zoning Resolution by setting forth the purpose and nature of zoning, the organization of the Zoning Resolution and the intent of the zoning districts.

Ohio Revised Code (hereafter referred to as ORC) 519.02 enables Township Trustees to regulate building and land use in unincorporated territory for a public purpose. Section 519.02 states that "trustees may regulate by resolution, *in accordance with a comprehensive plan* regulate by resolution the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches..."

A comprehensive plan is not statutorily required to be a separate document, and may in fact, be the zoning resolution if it formulates the reasons for its existence in a planned manner. The variety and intensity of land uses achievable in any area are largely dependent on the type and level of public services available, particularly water and sewer. In Franklin County, the City of Columbus is the primary provider of public water and sewer service. It is the city's policy to require lands to annex either to Columbus or to one of its sister village /cities prior to extension of Columbus water and sewer. Due to this policy, urban densities are not obtainable in much of Blendon Township.

There are portions of Blendon Township for which area or township plans may be appropriate. Annexations will continue to reduce the unincorporated territory, and without urban services most areas must remain low density. There are pockets within Blendon Township, which have centralized water and sewer service, but these areas are limited. Township plans, provide important direction for land use and zoning decisions, and are incorporated here by reference.

For that reason, the preface of this zoning resolution along with Township plans, establish the policies, which are the comprehensive plan to which ORC 519.02 refers, and to which this resolution adheres.

SECTION 1.20 - PURPOSE OF ZONING

This Zoning Resolution shall regulate buildings and land use throughout the unincorporated areas of Blendon Township for the purposes set forth in ORC 519.02. Zoning accomplishes this purpose by encouraging appropriate use of lands, stabilizing and preserving the value of property, preventing congestion and hazards in the street, securing safety from fire, flood, water contamination, air pollution and other dangers, providing adequate light, air and open space, preventing the overcrowding of land and avoiding undue concentrations of population.

Furthermore, these regulations should guide a desirable comprehensive pattern of land uses upon which to plan and provide adequate roads and highways, water supply, sewer facilities, schools, parks, and other essential public facilities and services.

SECTION 1.30 - NATURE OF ZONING

The Zoning Resolution divides the unincorporated territory of Blendon Township into zoning districts. There are specified uses of land allowed for each district and the regulations are uniform throughout the zoning district.

Zoning districts are delineated to reflect similar existing land uses, availability of public water and sewer or lack thereof, access, location, need for additional uses, and physical constraints such as soils, drainage and flooding. The zoning districts may be changed to encourage appropriate growth and development, and are based on consistent land use plans or policies.

SECTION 2.00 - THE RESIDENTIAL DISTRICTS

The general nature and intent of application for each of the Zoning Districts is set forth in the following statements.

SECTION 2.10 - RURAL DISTRICT (Section 302)

The Rural District is intended for agricultural and residential development in Blendon Township where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

The intent of these **Rural District Regulations** is to allow for agricultural uses , and residential use of the land to meet the social, cultural or economic growth needs of Blendon Township. Because land in the **Rural District** is the most subject to being placed in another Zoning District as growth of Blendon Township occurs, such changes should be made with due concern to the protection of established uses.

SECTION 2.11 - (LDR) LOW DENSITY RESIDENTIAL DISTRICT (Section 304)

The Low Density Residential Zoning District is intended for areas of Blendon Township without public water or sanitary sewer service where land is to be subdivided into large residential lots with on lot well and wastewater disposal systems. Maximum density is one single family dwelling unit per 2 acres.

SECTION 2.12 - (R-1) RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (Section 305)

The Restricted Suburban Residential District is provided in areas of Blendon Township with: a.) Low-density residential development where central water and sanitary sewer facilities are not available; b.) Land of unusual or irregular topography or where drainage, soil or bedrock characteristics pose limitations for development. Maximum density is one single family dwelling unit per acre in R-1.

SECTION 2.13 - (R-2) LIMITED SUBURBAN RESIDENTIAL DISTRICT (Section 306)

R-2 is provided in sections of Blendon Township with moderately low-density single family residential development, and access to centralized water and sewer systems. Densities are 2 units per acre.

SECTION 2.14 - (R-4) SUBURBAN RESIDENTIAL DISTRICT (Section 308)

The Suburban Residential District is provided in sections of Blendon Township with moderate density single- family residential development served by centralized water and sewer Maximum density is four (4) single- family dwelling units per acre.

SECTION 2.15 - (R-8) RESTRICTED URBAN RESIDENTIAL DISTRICT (Section 312)

The Restricted Urban Residential District is intended for urban neighborhoods served by centralized water and sanitary sewer which have developed with lot sizes of approximately 7,200 square feet for single-family homes and with allowances for two-family and townhouse dwellings with 5,000 square feet of lot size per unit.

SECTION 2.16 - (R-12) URBAN RESIDENTIAL DISTRICT (Section 315)

The Urban Residential District is provided for urban neighborhoods of Blendon Township with high density single- family residential development that is urban in character and contains a substantial proportion of two-family structures. Land which appears appropriate for such development may also be included in this Zoning District. Such land must be served by centralized water and sewer, with adequate capacity. Densities are approximately twelve (12) units per acre.

SECTION 2.17 - (R-24) SUBURBAN APARTMENT RESIDENTIAL DISTRICT (Section 318)

The Suburban Apartment Residential District is provided in recognition of sections of Blendon Township that are served with centralized water and sanitary sewer and were previously developed for high-density apartment structures.

SECTION 3.00 - THE PLANNED RESIDENTIAL DISTRICTS

Land to be included in Planned Residential Districts is intended to be designed to preserve unique natural features of the landscape or man-made structures using cluster or free form designs which would better achieve this goal than would standard zoning. Such designs should be developed in recognition of the existing and potential development character of the vicinity to assure provision of adequate public utilities, streets, community facilities and compatible land uses, including useable public open space as a centerpiece of the plan and use of effective buffers in return for the exemption from conventional zoning.

SECTION 3.30 - (PUD) PLANNED UNIT DEVELOPMENT DISTRICT (Section 412)

The Planned Unit Development District is intended to provide latitude in the arrangement and design of primarily residential dwelling structures based on a unified development plan conceived and carried out for a limited amount of land. Such limitation on the amount of land to be developed in this district should be based on such land's relationship to adjacent development in terms of the vicinity's overall density and total population even though a variety of dwelling types and arrangements may be allowed that are different from that on the adjacent land. Natural features such as topography and drainage ways should be used and/or preserved, as well as internal arrangements, so as to achieve a unified and integrated development to maximize desirability and stability of the entire area. Useable open space should be a core element of the plan. Centralized water and sanitary sewer should be required.

SECTION 3.40 - FARM VILLAGES (Section 415)

Farm Villages are an alternative form of subdivision which allow for clustering of single family residential houses on individual lots which are smaller and have less frontage than would normally be allowed in Rural areas in exchange for permanent preservation of surrounding farmland. The overall density of the Rural district, which is overlaid, is not changed, being one dwelling for each two and a half (2.5) acres of gross tract area. The individual lot size, however, may be reduced to 15,000 square feet, with an additional 6,000 square feet of adjacent open space buffer between the house lot and preserved agricultural lands, which must total two (2) acres of agricultural land preserved for each dwelling proposed. The overall number of farm village dwelling units is based on a conventional subdivision yield plan. The farm village plan, if approved through a rezoning process, may add fifteen percent (15%) to the number of dwelling units allowed by the conventional yield plan provided all water supply, wastewater disposal, street design, open space and agricultural land preservation standards are met.

The intent of the Farm Village concept is to preserve agricultural land forever on the perimeter of the Township's urban fringe, by concentrating density in a village and transferring the development rights of the surrounding farmland to that village forever.

SECTION 3.50 - OSCAR LOTS (Section 416)

Oscar Lots are intended to permit pie shaped large lots in the Rural zone where there is not enough land or facilities to accomplish a Farm Village, but where preservation of some common open space is desirable, while reducing driveway entrances along county, state and township roads. All lots must front on a C shaped, or eyebrow private looped access road so no driveway cuts enter to the parallel public road. Lots sizes may be reduced to two (2) acres in each single-family house lot, provided that the overall density of the plat is two and a half (2.5) acres per lot. The required common open space in the eyebrow of the lot is for the common use of the individual lot owners and is maintained as permanent open space by a required homeowner's association. The Oscar Lots must be rezoned as an overlay district to the Rural Zone, and must be platted in accordance with the Franklin County subdivision regulations.

SECTION 4.00 - THE COMMERCIAL DISTRICTS

The Commercial Zoning Districts are intended to promote a convenient and efficient distribution of a broad range of retail goods and services: (1.) to meet consumer demands, (2.) to satisfy commercial land use space requirements, (3.) to achieve a stable and compatible land use pattern, and (4.) to encourage a visually satisfying urban environment.

SECTION 4.10 - (SO) SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT (Section 322)

The Suburban Office and Industrial District is provided for office and institutional land uses in outlying suburban areas. **The Suburban Office and Institutional District** is intended for offices and institutions that may locate independently or in small clusters and that desire buildings or groups of buildings surrounded by landscaped open areas adjacent to, but separated from the concentrations of people and traffic of retail, wholesale and industrial areas in the community. The space, location and aesthetic needs of these uses make a suburban location near residential neighborhoods or rural countryside desirable.

SECTION 4.20 - (NC) NEIGHBORHOOD COMMERCIAL DISTRICT (Section 325)

The Neighborhood Commercial District is intended to encourage groupings of small retail establishments to promote convenient shopping to residential neighborhoods. More restrictive requirements for light, air and open space are necessitated in this district than in other Commercial Zoning Districts.

SECTION 4.30 - (CC) COMMUNITY COMMERCIAL DISTRICT (Section 328)

The Community Commercial District is intended to encourage the concentration of a broad range of individual commercial establishments which constitute an area of general commercial activity. A **Community Commercial District** should be centrally located and accessible to the population served, and will normally be developed at the intersection of thoroughfares at distances one or more miles apart.

SECTION 4.40 - (CS) COMMUNITY SERVICE DISTRICT (Section 332)

The Community Service District is provided in recognition of the need for large item commercial sales, service and repair establishments. The **Community Service District** is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community. The trade area population served by these establishments requires easy access to major traffic routes. The **Community Service District** provides an appropriate setting and environment for the location of wholesale or retail sales of major vehicle dealers and miscellaneous aircraft, marine and automotive dealers which entail extensive, permanent, visible outside storage and display areas.

SECTION 5.00 – THE PLANNED COMMERCIAL DISTRICTS

SECTION 5.10 - (SCPD) SELECT COMMERCIAL PLANNED DISTRICT (Section 420)

The Select Commercial Planned District is intended to provide a flexible approach to commercial developments in unincorporated Blendon Township. Non-residential development of a specified type, character and mix may be suitable with proper controls, using the SCPD as a transitional zoning district.

The **Select Commercial Planned District** is intended to provide controls necessary to ensure compatibility between the select commercial area with the surrounding environment. Performance criteria are included.

SECTION 5.20 - (PHS) PLANNED HIGHWAY SERVICE DISTRICT (Section 435)

The Planned Highway Service District is provided for land uses, which serve the traveler. Such uses are commercial service types and typically seek locations adjacent to heavily traveled cross-country roadways near freeway interchanges.

The **Planned Highway Service District** is intended to provide highway service areas having adequate development space, parking, services, utilities and other facilities. Because the development of the **Planned Highway Service District** takes place in accordance with a development plan, adequate separation from adjacent areas of other land use can be achieved.

SECTION 6.00 - THE INDUSTRIAL DISTRICTS

The Industrial Zoning Districts are intended to define and protect areas suitable for the development of a variety of industrial activities, and to set forth Development Standards for the mutual protection of industrial development and areas for other land use activity in the vicinity. Industry should be protected from the intrusion of other land uses, which neither perform a function appropriate to an industrial environment nor provide an essential service to the establishments or the employees of the industrial area.

The Industrial Zoning Districts are intended to encourage the development and maintenance of industrial areas, dispersed throughout Blendon Township, thus providing a variety of location opportunities to industrial establishments. Important in determining the location and size of these industrial areas is the accessibility of the location to regional transportation facilities (especially highways), the availability of public utilities and the adequacy of fire and police protection. The topography of the area should be relatively level with no flood hazard. These industrial areas may be in close proximity to other land use areas, but wherever possible, appropriate physical features should be maintained as boundaries.

SECTION 6.10 - (RI) RESTRICTED INDUSTRIAL DISTRICT (Section 342)

The Restricted Industrial District is provided for industrial uses, which seek locations in suburban areas or in very close proximity to residential areas. These industrial uses generally require a minimum of services and facilities and generate little industrial traffic. They typically operate within an enclosed structure and have little or no adverse effect on adjacent land by producing noise, odor, dust, smoke, glare or hazard.

The **Restricted Industrial District** is intended to encourage areas of industrial use with architecturally attractive structures surrounded by landscaped yards. Such industrial development may be in close proximity to other land use areas, but is best accomplished at the periphery of such areas.

SECTION 6.20 - (LI) LIMITED INDUSTRIAL DISTRICT (Section 344)

The Limited Industrial District is provided for a broad range of industrial activities which are more intense than those permitted in the Restricted Industrial District. Outdoor storage, general warehouse-related truck traffic, service vehicles and equipment may occur in this district.

SECTION 6.40 - (PIP) PLANNED INDUSTRIAL PARK DISTRICT (Section 444)

The Planned Industrial Park District is provided for many industrial establishments which seek to develop within unified industrial areas having all necessary services and facilities comprehensively provided in accordance with a predetermined development plan. Because these industrial areas are generally stable and offer unified internal arrangement and development, potentially detrimental effects can be better controlled. For this reason, the **Planned Industrial Park District** is allowed greater development latitude.

Buildings within this district are to be architecturally attractive and well landscaped. Plant parking, storage, loading and processing operations are to be screened.

SECTION 7.00 - THE SPECIAL DISTRICTS

The Special Zoning Districts are intended to provide for land of unique character or developmental requirements not adequately provided in the Standard Districts.

SECTION 7.10 - FLOODPLAIN DISTRICT (Section 610)

The Floodplain District is to regulate flood prone land along certain rivers, creeks, streams and other natural water courses as identified by the Federal Emergency Management Agency (FEMA) so as to make Blendon Township landowners eligible for flood insurance under the National Flood Insurance Program. To avoid personal loss and expenditure of public funds for the control of such flooding, it is the purpose of these regulations to prevent obstruction of the water channel and to protect structures and property from flood damage.

SECTION 7.20 - EXCAVATION AND QUARRY DISTRICT (Section 620)

The Excavation and Quarry District is to regulate mining of limestone, gravel, sand and other minerals and to ensure the rehabilitation of the extracted areas

SECTION 7.30 - OIL AND GAS DISTRICT (Section 630)

The Oil and Gas Districts are provided in recognition of the potential resources of oil and natural gas in Franklin County. The **Oil and Gas District Regulations** are intended to protect the citizens of Blendon Township and to protect property from the danger of fire, explosion, gas, public nuisances and other hazards dangerous to public health, safety and welfare as a result of the drilling for and production of oil and natural gas. These **Oil and Gas District Regulations** are further intended to insure the preservation of land development which may exist in close proximity to these mineral deposits and to assure the rehabilitation of the extracted area.

SECTION 7.40 - EXCEPTIONAL USE DISTRICT (Section 640)

The Exceptional Use District is provided for uses which create unique demands upon public health, safety and general welfare. The **Exceptional Use District** is intended to allow these uses to be suitably located and developed to appropriate and necessary standards of development in relation to other land uses and development with a minimum of conflict.

ARTICLE I GENERAL PROVISIONS

SECTION 100 - AUTHORITY AND PURPOSE FOR ZONING RESOLUTION

100.01 - AUTHORITY

This Zoning Resolution is adopted under authority granted to Ohio townships by the Legislature of the State of Ohio in Chapter 519, **Ohio Revised Code.** This Resolution and all provisions contained herein shall be known as the Blendon Township Zoning Resolution and may be cited as such or as the Zoning Resolution.

100.02 - PURPOSE OF ZONING

The purpose of this Zoning Resolution is as prescribed by Section 519.02, **Ohio Revised Code.**

SECTION 105 - SCOPE OF THE ZONING RESOLUTION

105.01 - TERRITORIAL LIMITS

The provisions of this Zoning Resolution shall apply to all land in the unincorporated territory of Blendon Township Franklin County, Ohio**.**

SECTION 110 - APPLICATION OF THE ZONING RESOLUTION

110.01 - EXEMPT FROM REGULATION

The regulations set forth in this Zoning Resolution shall affect all land, every structure and every use of land or structure, except agriculture, public utilities and railroads as are now specifically exempt by law or as may be hereafter amended by law or as is exempted by paragraph 110.015.

110.011 - AGRICULTURE

a.) As used in this section, agriculture includes farming, ranching, algaculture meaning the farming of algae, aquaculture, apiculture, horticulture, viticulture, animal husbandry, including, but not limited to the care and raising of livestock, equine and fur bearing animals; poultry husbandry, and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber, pasturage; any combination of the foregoing; 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 be prohibited on lots greater than five acres. The use of any land for agricultural purposes or the construction or use of building or structure incidental to the use for agricultural purposes of the land on which such buildings or structures are located shall not be prohibited on lots greater than five acres and no zoning certificate shall be required for any such building or structure. **(Ohio Revised Code** 519.01.)

b.) In any platted subdivision approved under ORC section 711.05, 711.09, or 711.10 or an area consisting of fifteen (15) or more lots approved under Section 711.131 of the Ohio Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one (1) side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, agriculture shall be regulated by the following provisions and SECTION 115 - REGULATION OF AGRICULTURE:

- Agriculture is prohibited on lots of one (1) acre or less, except as permitted under SECTION 115 - REGULATION OF AGRICULTURE. This does not prohibit gardening related to a residence.

- Buildings or structures incident to the use of land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres must conform to setbacks, size and height requirements for the underlying zone and any applicable provisions of SECTION 115 – REGULATION OF AGRICULTURE.

- Dairying and animal and poultry husbandry are permitted on lots greater than one (1) acre but not greater than five (5) acres until thirty five percent (35%) of the lots in the subdivision are developed with at least one (1) building, structure or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under section 4503.06 of the Ohio Revised Code. After thirty five percent (35%) of the lots in the subdivision are so developed, ongoing dairying and animal and poultry husbandry shall be considered a non-conforming use pursuant to section 519.19 of the Ohio Revised Code. No new dairying, animal or poultry husbandry shall commence on such lots after thirty five percent (35%) of the lots are developed with structures.

Note: Agriculture, agricultural structures, dairying, animal and poultry husbandry on lots greater than five (5) acres in size are zoning exempt. (Agricultural structures must meet floodplain regulations in flood prone areas.)

- Farm markets which derive at least fifty percent (50%) of their gross income from produce raised on farms owned or operated by the market owner in a normal crop year are permitted in any zone, subject to the following regulations.

1. Buildings less than one hundred and forty-four (144) square feet must be placed at least fifteen (15) feet outside the road right-of-way so as to safely allow for adequate customer off street parking. Seasonal farm markets may use grassed areas for parking. Permanent farm markets must be paved or graveled parking.

2. For buildings larger than one hundred and forty-four (144) square feet, off-street parking must be provided at the ratio of one (1) space for each four hundred (400) square feet of farm market. Seasonal parking may be grassed areas, but permanent parking must be graveled or paved and provided egress in accordance with the recommendation of Blendon Township. Setbacks are the same as for any structure in the underlying zone.

110.012 - PUBLIC UTILITIES AND RAILROADS

Public utilities or railroads shall not be prohibited in respect to the location, erecting, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any buildings or structures for the operation of its business except as otherwise provided for in Section 302.0394. (**Ohio Revised Code** 303.21)

110.013 - SALE OR USE OF ALCOHOLIC BEVERAGES

The sale or use of alcoholic beverages shall not be prohibited by zoning in areas where the establishment and operation of any retail business, hotel, lunchroom or restaurant is permitted. (Section 519.211, **Ohio Revised Code)**

110.014 - OUTDOOR ADVERTISING

Outdoor advertising shall be classified as a business use and be permitted (and regulated by Section 541 of this ordinance) in all districts zoned for industry, business, trade or lands used for agricultural purposes. (**Ohio Revised Code** 519.20

110.015 - GOVERNMENTAL FUNCTIONS

Any Blendon Township activity carried on for the purpose of administrative, protective, executive, legislative or judicial function shall not be prohibited.

110.02 - DEVELOPMENT

New development, including the subdivision of land, construction and the use of land or structures shall conform with the regulations for the Zoning District in which such development is located.

110.021 - NEW SUBDIVISION

The subdivision or resubdivision of land shall not create lots less than the minimum size required for the Zoning District in which such land is located.

110.022 - NEW STRUCTURES

New structures and/or developments shall be permitted only on lots subdivided to meet the requirements of this Zoning Resolution and in accordance with the **Subdivision Regulations of Franklin County, Ohio,** and shall conform with the **development standards** of the Zoning Districts in which such construction is permitted, except as is otherwise provided for in paragraph 110.041.

110.023 - NEW USES

Any new use of land or structure shall be a permitted use or a conditional use for the Zoning District in which such use is to be located.

110.03 - EXISTING CONFORMING LOTS, STRUCTURES OR USES

Lots, structures or the use of lots and/or structures which conform with the regulations of the Zoning District in which they are located may be continued and may be altered, extended or changed in accordance with the following:

110.031 - CONFORMING LOTS

A conforming lot may be changed, altered, enlarged or reduced in dimension; provided however, that the remaining lot and/or resulting lots shall conform to the **development standards** for the Zoning District in which the lot is located.

110.032 - CONFORMING STRUCTURES

A conforming structure may be altered, reconstructed, or extended only in such manner as will comply with the **development standards** of the Zoning District in which the structure is located.

110.033 - CONFORMING USES

A conforming use may be expanded, modified or changed only in such a manner as will comply with the **permitted uses,** or **conditional use** regulations and with the development standards of the Zoning District in which the conforming use is located.

110.04 - NON-CONFORMING LOTS, STRUCTURES OR USES

Existing lots, structures and accessory development or the use of lots and/or structures which would be prohibited under the regulations for the Zoning District in which they are located shall be considered as non-conforming.

It is the intent of this Zoning Resolution to permit these non-conforming situations to continue until they are removed, but not to encourage their continued use or expansion, except as follows:

110.041 - NON-CONFORMING LOTS

The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a lot or parcel of record which has an area and/or lot width less than that required for such structure or permitted use in the Zoning District in which the lot is located, provided current setbacks and separations between structures can be met and public health requirements are satisfied for water supply and wastewater disposal, and the lot abuts a public street.

The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a non-conforming lot of record having at least sixty (60) feet abutment on an improved, publicly maintained right-of-way.

Variance of any other development standard as described above, shall be obtained only through action of the Board of Zoning Appeals in accordance with the provisions of ARTICLE VIII BOARD OF ZONING APPEALS.

Such non-conforming lots which must, for public health purposes, construct on-site water supply and/or wastewater disposal systems, may not divide or convey adjacent lots in common ownership and of continuous frontage with other land in the same ownership on the effective date of this amendment to the Zoning Resolution, if such conveyance would plunge the effective lot size below that required for public health standards. Otherwise, development shall be permitted only in accordance with the **development standards** of the Zoning District in which such ownership is located.

110.042 - NON-CONFORMING STRUCTURES AND DEVELOPMENT

Structures and/or accessory development, which by reason of size, type and/or location on the lot, or otherwise in conflict with the regulations of the Zoning District in which they are located may be altered, reconstructed or extended only in such manner that the alteration, reconstruction or extension will comply with the **development standards** of the Zoning District in which the structure and/or accessory development is located.

Such alteration, reconstruction, or extension shall include such additional development and compliance with the **development standards** of the Zoning District as would be required of a new structure and/or accessory development to the extent practicable and so that the spirit and intent of the development standards are accomplished.

110.043 - NON-CONFORMING USES

The non-conforming use of a lot and/or a structure may be continued, expanded or changed, subject to the following:

1. Change of a non-conforming use shall be allowed to a **permitted use** of the Zoning District in which the non-conforming use is located.

2. On approval of an appeal to the Board of Zoning Appeals, a non-conforming use may be changed to a use found to be more nearly in character with the Zoning District in which the non-conforming use is located.

3. On approval of an appeal to the Board of Zoning Appeals, a non-conforming use may be expanded

4. No non-conforming use may be reestablished where such non-conforming use has been discontinued for a period of at least two (2) years. The non-conforming use of any structure damaged by fire, explosion, flood, riot or act of God may be continued and used as before any calamity, provided the building or structure has not been destroyed to an extent of more than one-half (1/2) of its fair value, and provided such reconstruction is started within twelve (12) months of such calamity and is continued in a reasonable manner until complete.

SECTION 115 –REGULATION OF AGRICULTURE

115.02 - APPLICABILITY

a) Pursuant to Ohio Revised Code Section 519.21, Section 115 applies to lots that meet the criteria outlined in Section 110.011(b) above.

115.04 - REGULATION OF APIARIES

115.042 – Purpose and Intent

a) The purpose of this section is to establish certain requirements of sound beekeeping practices, which are intended to avoid problems that may otherwise be associated with the keeping of bees in populated areas.

b) The following findings are hereby made in relation to apiaries and honey bees:

    1) Honey bees are beneficial to humans and to Ohio in particular, by providing agricultural fruit and vegetable pollination services in tandem with home garden vegetable and fruit production and by furnishing honey, beeswax and other useful products.

    2) Ohio is among the leading states in honey production and honey bee assisted agricultural products throughout the United States and the world.

    3) Domestic strains of honey bees have been selectively bred for desirable traits, including gentleness, honey production, reduced swarming, pollination attributes and other characteristics which are desirable to foster and maintain.

    4) Gentle strains of honey bees can be maintained within populated areas in reasonable densities to fill the ecological niche and exclude unwanted and undesirable races of bees, without causing a nuisance if the honey bees are properly located, carefully managed and maintained.

115.044 - Establishment and Applicability

a) No person shall engage in apiculture without a certificate of zoning compliance that specifically identifies apiculture.
b) Notwithstanding compliance with the various requirements of this section, a beekeeper shall be prohibited from keeping in any colony or colonies in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life of others or interfere with the normal use and enjoyment of any public property or property of others.

115.046 - Development Standards

a) **Allowed densities** – It shall be unlawful to keep more than the following number of colonies on any tract of land, based upon the size or configuration of the tract on which the apiary is situated:
   1) one quarter acre or less – two (2) colonies
   2) more than one-quarter acre but less than one-half acre – four(4) colonies
   3) more than one-half acre – six (6) colonies
   4) more than 2 acres- no limit

b) **Yards and Location on Lot** – Any structure used for apiculture shall comply with the following yard and setback requirements:
   1) Be located in a side or rear yard
   2) Be located at least 10 feet from any property line, subject to the requirements of subsection (e) below
   3) In the absence of a principal structure must be located behind the building line as defined SECTION 504 – BUILDING LINES ALONG PUBLIC RIGHTS-OF-WAY
   4) If the total area of structures used for apiculture does not exceed 65 square feet, the structures are not considered accessory buildings. Otherwise, all structures used for apiculture are accessory buildings and must comply with SECTION 512 – ACCESSORY BUILDINGS

c) **Hive Registration** – All honey bee colonies shall be registered with the Ohio Department of Agriculture. Operators (beekeepers) granted a certificate of zoning compliance to operate an apiary must maintain a valid annual apiary registration. Beekeepers must comply with the Ohio Apiary Law.

d) **Hive Type** - All honey bee colonies shall be kept in Langstroth-type or top bee hives.

e) **Fencing of Flyways** - In each instance in which any colony is situated within 25 feet of a public or private property line of the tract upon which the apiary is situated, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier in the following manner so that all bees are forced to fly at an elevation of at least six (6) feet above ground level over the property lines in the vicinity of the apiary. Any fence shall comply with SECTION 501 – FENCE REQUIREMENTS and the following:
   1) Height: six (6) feet in height
   2) Materials: consisting of a solid wall, fence, dense vegetation or combination thereof that is parallel to the property line
   3) Location: extends 10 feet beyond the colony in each direction

f) **Water** - Each beekeeper shall ensure that a convenient source of water is available to the bees at all times during the year so that the bees are less likely to congregate at swimming pools, pet watering bowls, bird baths or other water sources where they may cause human, bird or domestic pet contact.

115.048 – Certificate of Zoning Compliance Required

No one shall engage in apiculture without a zoning certificate as provided for in SECTION 705.02 – CERTIFICATE OF ZONING COMPLIANCE and this subsection.

a) **Information required** – In addition to the requirements of Section 705.022, applicants seeking to engage in apiculture must provide the following on the site plan or in accompanying documentation in conjunction with an application for a zoning certificate:
   1) A copy of a current, valid apiary registration from the Ohio Department of Agriculture
   2) Hive type
   3) Location of hives
   4) Location of and manner of fencing of flyways, if required under Section 115.046(b)
   5) Location of nearby water
   6) A copy of a signed, written agreement under Section 115.048(b), if applicable
   7) Any other relevant information related to the operation of the apiary, if requested by the Administrative Officer

b) **Operation** – It shall be presumed for purposes of this Section 115.04 that the beekeeper is the person or persons who own or otherwise have the present right of possession and control of the tract upon which a hive or hives are situated. The presumption may be changed by a written agreement authorizing another person to maintain the colony or colonies upon the tract setting forth the name, address, and telephone number of the other person who is acting as the beekeeper.

115.06 – COMMUNITY GARDENS

115.062 – Purpose and Intent

a) Pursuant to Ohio Revised Code Section 519.21, Section 115 applies to lots that meet the criteria outlined in Section 110.011(b) above.

b) The purpose of this section is to establish certain requirements of sound practices for establishment and operation of community gardens, which are intended to provide an opportunity for citizens to grow food, ornamental crops, and other plants in a shared environment while providing adequate protections to participants and the surrounding area.

c) The following findings are hereby made in relation to community gardens:
   1) Community gardens are beneficial to Blendon Township residents, by providing nutritious food at affordable costs, encouraging self-reliance, stimulating social interaction and community engagement, creating income-generating opportunities and economic development, and preserving green space.

   2) Economically challenged areas of Blendon Township lack access to fresh produce, and community gardens provide the opportunity for residents in these areas to access healthy, affordable food choices.

   3) Community gardens provide physical, emotional and mental health benefits to residents who engage in community gardening.

4) Recent studies indicate a correlation between community gardens and reduced crime, increased neighborhood pride and desirability, and increased property values.

115.064 – Establishment and Applicability

a) Community gardens are a permitted use in the following zones: residential, multifamily, commercial, mixed-use, open space, industrial, institutional and vacant land, subject to the following regulations.

b) Community gardens shall consist of land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users, as defined in SECTION 720 – DEFINITIONS.

c) No operator shall establish or operate a community garden without a certificate of zoning compliance that specifically identifies a community garden.

d) Notwithstanding compliance with the various requirements of this section, the operator of a community garden shall maintain the property in productive use during the growing season.

d) At the end of each growing season annual vegetation shall be cut down to a height of not more than 6 inches above ground level.

115.066 – Development Standards

a) **Water Supply** – The land shall be served by a water supply sufficient to support the cultivation practices used on the site.

b) **Location and Building Coverage** – Any structure used in conjunction with a community garden shall comply with the following requirements:
   1) Be located at least 10 feet from any property line.
   2) In the absence of a principal structure, structures must be located behind the building line as defined in SECTION 504 – BUILDING LINES ALONG PUBLIC RIGHTS-OF-WAY, or as defined by any applicable planned district or overlay district.
   3) If the total area of structures used in conjunction with a community garden does not exceed 65 square feet, the structures are not considered accessory buildings. Otherwise, all structures used for community gardens are accessory buildings and must comply with SECTION 512 – ACCESSORY BUILDINGS.
   4) No building or structures shall be permitted on the site except as permitted above. The following are not considered structures for the purposes of this section, provided they do not exceed a reasonable size: benches, bike racks, cold-frames, hoop houses, raised/accessible planting beds, compost or waste bins, picnic tables, garden art, rain barrel systems, and children's play areas.

c) **Soil Testing** – Prior to establishing a community garden, site operators shall obtain soil testing for, at minimum, total heavy metals: lead, cadmium, chromium, nickel, zinc, and copper. For sites containing soils not suitable for gardening, site operators shall use raised planting beds with suitable soils for gardening.

d) **Gardening Chemicals and Integrated Pest Management** – Community gardens are encouraged to adopt Integrated Pest Management (IPM) principles, as defined in SECTION 720 – DEFINITIONS, and to avoid the use of synthetic fertilizers and pesticides. Community gardens are encouraged to use a minimal amount of synthetic fertilizers and/or pesticides if necessary.

e) **Operating procedures** – Site users must have an established set of operating rules addressing the following:
   a) Governance structure of the garden
   b) Hours of operation
   c) Maintenance and security requirements and responsibilities
   d) Identification of a garden coordinator to perform the coordinating role for the management of the community gardens
   e) Any assignment of garden plots to be done in a fair and impartial manner according to the operating rules established for that garden.
   f) The name, telephone number and email address of the garden coordinator and a copy of the operating rules shall be kept on file with the Blendon Township Economic Development and Planning Department.

f) **Offsite drainage** – The site shall be designed and maintained so that water and fertilizer will not drain onto adjacent property.

g) **Sales** – There shall be no retail sales on site, except as permitted for produce grown on the site. On-site farm markets shall comply with SECTION 110.01 – AGRICULTURE.

h) **Signage** – All signs shall comply with SECTION 541 – SIGN AND BILLBOARD REGULATIONS.

i) **Fences** – All fences shall comply with SECTION 501 – FENCE REQUIREMENTS.

115.068 – Certificate of Zoning Compliance Required

No operator shall establish or operate a community garden without a zoning certificate as provided for in SECTION 705.02 – CERTIFICATE OF ZONING COMPLIANCE and this subsection.

a) **Information required** – In addition to the requirements of Section 705.022, applicants seeking to engage in community gardening must provide the following on the site plan or in accompanying documentation in conjunction with an application for a zoning certificate:
   1) Method of water supply
   2) Documentation of soil testing, including laboratory report, unless raised planting beds are used
   3) Operating procedures detailing all requirements in 115.066(g)
   4) The name, telephone number and email address of the garden coordinator
   5) Location of any proposed structure
   6) Location of any proposed fence

7) Explanation of method to control water runoff
8) Explanation of information provided to minimize fertilizer use
9) A copy of a signed, written agreement under Section 115.068(b), if applicable
10) Any other relevant information requested by the township related to the operation of the community garden, if requested by the Administrative Officer

b) **Operation** – It shall be presumed for purposes of this Section 115.06 that the operator of the community garden is the person or persons who own or otherwise have the present right of possession and control of the tract upon which the community garden is situated. The presumption may be changed by a written agreement authorizing another person to maintain the community garden upon the tract setting forth the name, address, and telephone number of the other person who is acting as the operator.

ARTICLE II ZONING
DISTRICT MAP

SECTION 200 - ZONING DISTRICT MAP ADOPTED

200.01 - DIVISION OF LAND

All land in the unincorporated areas of Blendon Township within the scope of this Zoning Resolution is placed into Zoning Districts as is shown on the Zoning District Map of Blendon Township, Franklin County, Ohio, which is hereby adopted and declared to be a part of this Zoning Resolution.

200.011 - FINAL AUTHORITY

The Zoning District Map, as legally amended from time to time by resolution of the Blendon Township Board of Trustees or by referendum, shall be the final authority for the current Zoning District status of land under the jurisdiction of this Zoning Resolution. When the map is in dispute, the backup resolution signed by the Blendon Township Board of Trustees creating the zone shall be the ultimate authority to resolve errors of penmanship, drafting or computer data entry error.

200.012 - LAND NOT OTHERWISE DESIGNATED

All land under this Zoning Resolution and not designated or otherwise included within another Zoning District on the Zoning District Map shall be included in the RURAL DISTRICT.

200.02 - IDENTIFICATION OF THE ZONING DISTRICT MAP

The Zoning District Map, with any amendments made thereon, shall be maintained by the Blendon Township Office of Township Administrator as a Geographic Information System map in computer, and/or a hard copy of the same, identified by the signatures of the Blendon Township Trustees of Blendon Township Franklin County, Ohio, under the following words:

"Zoning District Map of Blendon Township, Franklin County, Ohio. Adopted by Blendon Township Board of Trustees, Franklin County, Ohio."

_____ _____
Date

_____

_____
Blendon Township Trustees

SECTION 201 – DESIGNATION OF ZONING DISTRICTS

201.01 - STANDARD ZONING DISTRICTS

The name and symbol for Standard Zoning Districts as shown on the Zoning District Map are as follows:

	NAME	SYMBOL
201.011 – RESIDENTIAL		
	Rural	R
	Low Density Residential	LDR
	Restricted Suburban Residential	R-1
	Limited Suburban Residential	R-2
	Suburban Residential	R-4
	Restricted Urban Residential	R-8
	Urban Residential	R-12
	Suburban Apartment Residential	R-24
201.012 - OFFICE		
	Suburban Office and Institutional	SO
201.013 - COMMERCIAL		
	Neighborhood Commercial	NC
	Community Commercial	CC
	Community Service	CS
201.014 - INDUSTRIAL		
	Restricted Industrial	RI
	Limited Industrial	LI

201.02 - PLANNED DEVELOPMENT ZONING DISTRICT

The name and symbol for Planned Development Zoning Districts as shown on the Zoning District Map or as prescribed by this Zoning Resolution are as follows:

	NAME	SYMBOL
201.021 - PLANNED RESIDENTIAL		
	Planned Unit Development	PUD
	Farm Village	Fm.Vill.
	Oscar Lots	Oscar
201.022 - COMMERCIAL AND SERVICE		
	Select Commercial Planned District	SCPD
	Planned Shopping Center	PSC
	Planned Highway Service	PHS
201.023 - PLANNED INDUSTRIAL		
	Planned Industrial Park	PIP

201.03 - SPECIAL DISTRICTS

The name and symbol or pattern for Special Districts as shown on the Zoning District Map or as prescribed by this Zoning Resolution are as follows:

201.031	Flood Plain	FP
201.032	Excavation and Quarry	EQ
201.033	Oil and Gas	OG
201.034	Exceptional Use	EU

201.08 - LEGEND

There shall be a legend provided on the Zoning District Map which shall list the name and symbol for each Zoning District.

201.081 - USE OF COLOR OR PATTERN

In lieu of a symbol, a color or black and white pattern may be used on the Zoning District Map to identify each Zoning District as indicated in the Legend.

201.082 - EXPLANATORY NOTES

- The Rural District has no symbol and includes all land under this Zoning Resolution not designated or otherwise included within another Zoning District.
- A Residential Zoning District symbol is suffixed by a number which indicates the general number of dwelling units per acre of land obtainable under the regulations of the Residential Zoning District.
- A Planned Zoning District is prefixed by the letter "P".

SECTION 205 - INTERPRETATION OF ZONING DISTRICT BOUNDARIES

205.01 - RULES FOR DETERMINATION

When uncertainty exists with respect to the boundaries of Zoning Districts as shown on the Zoning District Map, the following rules shall apply:

205.011 - 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 center line shall be the Zoning District boundary.

205.012 - 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.

205.013 - PARALLEL TO RIGHT-OF-WAY OR PROPERTY LINE

Where Zoning District boundary lines are indicated as approximately being parallel to a center line or a property line, such Zoning District boundary lines shall be parallel thereto and, in the absence of specified dimension on the map, at such scaled distance therefrom as indicated on the Zoning District Map.

205.014 - ACTUAL CONFLICT WITH MAP

When the actual street or lot layout existing on the ground is in conflict with that shown on the Zoning District Map, the party alleging that such a conflict exists, shall furnish an actual survey for interpretation by the Blendon Township Board of Trustees.

ARTICLE III
STANDARD DISTRICT REGULATIONS

SECTION 300 - ADOPTION OF THE STANDARD ZONING DISTRICT REGULATIONS AND RULES OF APPLICATION

300.01 - REGULATION OF THE USE AND DEVELOPMENT OF LAND AND STRUCTURES

Regulations pertaining to the use of land and/or structures are hereby adopted or amended.

300.02 - RULES OF APPLICATION

The Standard District Regulations set forth in this ARTICLE III shall be interpreted and enforced according to the following rules:

300.021 - IDENTIFICATION OF USES

Listed uses are to be defined by their customary name or identification, except where they are specifically defined or limited in this Zoning Resolution.

When a listed use has a number preceding the name, it is the code number and activity title as listed in the **Standard Industrial Classification Manual,** Executive Office of the President, Bureau of the Budget, 1987 edition.

a.) Group code and title (two or three (3) digits) shall include all industry codes and titles listed in the group other than those specifically excepted.

b.) Industry code and title (two, three or four (4) digits) shall include all activities listed under the industry code other than those specifically excepted.

The full text of the listings in the **Standard Industrial Classification Manual** shall be a part of the definition of the use listed in this Zoning Resolution and is hereby adopted as a part of this ARTICLE III.

300.022 - PERMITTED USES

Only a use designated as a **Permitted Use** shall be allowed as 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 additional use may be added to the **Permitted Uses** of the Zoning District by amendment of this Resolution.

300.023 - CONDITIONAL USES

A use designated as a **Conditional Use** may be allowed in a Zoning District when such **specific conditions as are stipulated in Section 815 of this resolution are found to be met by the** Board **of Zoning Appeals.**

300.024 - DEVELOPMENT STANDARDS

The Development Standards set forth shall be the minimum allowed for development in a Zoning District. If the Development Standards are in conflict with the requirements of any other lawfully adopted rules, regulations or laws, the more restrictive or higher standard shall govern.

SECTION 302 - RURAL DISTRICT REGULATIONS

302.02 - PERMITTED USES - The following uses shall be permitted in the RURAL DISTRICT.

302.021 - Dwelling Structures - One-family dwelling structures.

a.) Land subdivision for one-family dwellings as follows:

1.) A lot of record on the date of adoption of this Zoning Resolution (November, 2013) may be subdivided in accordance with the Franklin County Subdivision Regulations to provide up to four (4) residential lots, of less than five acres each providing the remaining portion of the lot is five (5) acres or more, and provided the following criteria are met:

aa.) The division of land shall be along an existing public street;
bb.) It shall not involve the opening, widening or extension of any street or road, and involve no more than five lots after the original tract has been completely subdivided;
cc.) It must be approved by the Franklin County Planning Commission.

2.) Further subdivision of lots smaller than five acres shall only be permitted in the Rural Zone within approved Oscar Lots or in Farm Villages, as provided in sections 415 and 416 respectively. Such lots require a zoning district overlay and must conform to the Blendon Township Subdivision Regulations.

3.). The creation of tracts of more than five acres in size along existing roads, not involving any new streets or easements and each lot having the requisite frontage for its permitted or conditional use is not a formal subdivision. **Note**: These lots may not meet building department criteria for a building permit, since no subdivision review occurs by state exemption ORC 711.001 (B),(1), so their division does not guarantee they are buildable lots.

302.022 - Home Occupation (Business) - Home Occupation in association with a permitted dwelling and in accordance with the provisions of SECTION 511, ARTICLE V.

302.023 - Accessory Uses - Accessory buildings (detached garages, barns, sheds) and uses in association with agriculture or permitted dwellings as specified in SECTION 512, ARTICLE V.

302.024 - Schools and Parks

a.) Public or private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students, provided it occupies a lot of not less than three (3) acres.
b.) Parks, playgrounds, and play fields open to the public without fee.

302.025 - Religious Uses Church or other place of worship, provided it occupies a lot of not less than three (3) acres and there is one (1) acre, or more per one hundred (100) seats or similar accommodations in the main assembly area. A parsonage, or minister's residence is permitted on the same lot, provided there is

adequate area for water supply and wastewater disposal if located on site.

302.026 - Adult Family Homes as provided for and defined in ORC Chapter 3722.

302.027 - Child Day Care - Child Day Care provided in-home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the use of the dwelling as a residence.

302.03 - CONDITIONAL USES - The following uses shall be allowed in the Rural District subject to approval in accordance with SECTION 815, ARTICLE VIII., and provided their respective conditions are met:

302.032 - Private School - Private school or college, with students in residence, provided:

a.) It occupies a lot of not less than one (1) acre per twenty-five (25) day students;
b.) Adequate land area exists to meet required setbacks, water supply and sewage disposal and off-street parking;
c.) Adequate area exists for indoor and outdoor recreation.
d.) Additional setbacks or buffering as may be necessary to not disrupt the neighboring residential uses.

302.033 - Cemetery - Cemetery, provided:

a.) Internment shall not be within one hundred (100) yards of a dwelling house, unless the owner of such dwelling house gives his consent, or unless the entire tract appropriated is a necessary addition to or enlargement of a cemetery already in use, as further provided in ORC 1721.03;
b.) A mausoleum shall not be within three hundred (300) feet of any property line;
c.) A crematory or other structure shall not be within three hundred (300) feet of any property line;
d.) Every cemetery company or association shall cause a plat of its grounds and of the lots laid out by it to be made and recorded or filed in the offices of the county recorder in accordance with ORC 1721.09.

302.034 - Associated Sales - Associated Sales as accessory to and in association with an agricultural permitted use. Such associated sales to cease upon cessation of the agricultural activity.

This shall include, but is not limited to, garden supplies with a nursery or greenhouse, milk products with a dairy, or imported produce with a permitted produce stand.

302.035 - Boarding of Animals - Kennel or other facilities for the care or boarding of animals, provided it occupies a lot of not less than five (5) acres. Building, pen or other enclosure so used shall not be within two hundred (200) feet of any property line. Veterinary Services, with outside runs are permitted, provided such outside runs are not within two hundred and fifty (250) feet of a residence.

302.036 - Borrow Pit - A borrow pit, provided it is less than 10,000 square feet in size, in accordance with the regulations of Section 620, Regulations for Excavation and Quarry, Article VI; and provided that such excavation and required rehabilitation shall be completed within one (1) year from the date of issuance of a Certificate of Zoning Compliance.

302.037 - Storage and Processing of Agricultural Products - Grain elevator, mill or other facilities for the storage, sorting or other preliminary processing of agricultural products including other than those produced on the premises.

Storage facilities shall not be within fifty (50) feet of side or rear lot line, except when along a railroad right-of-way.

302.038 - Child Day Care of more than six (6) children - Child day care for more than six (6) but less than twelve (12) children in a home shall be permitted provided:

a.) The child day care is accessory to the principal use of the dwelling as a residence.
b.) State licenses have been granted if necessary.
c.) Lot size is adequate to meet the sewage disposal and water supply needs.
d.) Adequate buffering to adjacent residential uses is provided as needed in accordance with Section 521.
e.) Off-street parking and maneuvering is provided so no car will back into roadway upon entering or leaving.
f.) One (1) ground or pole sign, not to exceed three (3) square feet may be placed on the lawn. Another flat sign may be placed on the structure, said sign not to exceed three square feet, single sided. Neither sign may be internally lit, nor made of plastic. If lighted, they must be lit by a steady indirect white light, and lit only during hours of operation.
g.) Day care must be provided in the residence, or, if it is to be provided in an accessory structure, that structure must meet the local building code, and no other conditional use shall be allowed on the lot.
h.) Adequate space indoors and outdoors is provided for recreation. Two hundred (200)square feet per child shall be provided outside.

302.039 - Accessory Apartment (Granny Flat) - An accessory apartment, as an independent dwelling unit, may be permitted, provided it meets the following conditions:

a.) The apartment must be located in the principal structure (which includes attached garages or areas over garages).
b.) Maximum size of the apartment dwelling unit shall not exceed 816 square feet.
c.) The structure must maintain a single-family residential appearance which blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided and approved by the Board of Zoning Appeals. Said plans shall include a landscape plan, which be followed as approved.
d.) Public water and sewer must be provided, or the lot must be adequately sized for, and systems approved for water supply and wastewater disposal to serve both the principal residence and the accessory apartment.
e.) Off-street parking on a hard all-weather surface must be provided, two (2) spaces for the principal residence and two (2) spaces for the accessory apartment, 9' x 18' per space. No one space shall block another. Garages count as parking spaces.
f.) Maximum height of the accessory structure is twenty (30) feet at the peak. The accessory apartment may be located on the first or second floor.
g.) Minimum lot size- One and a half (1.5) times the lot size for the district.
h.) Minimum Road Frontage- One hundred and fifty (150) feet.
i.) Maximum lot coverage by structures- Twenty percent (20%).
j.) All structures must meet the current edition of the CABO One and Two family building and the Franklin County Plumbing Code.
k.) The property owner must live on-site, and the Granny Flat must be subservient to the principal use of the property as a dwelling.
l.) The apartment (Granny Flat) shall be occupied only by a member of the family of the owner of the principal residence. Family is defined in this ordinance.

302.0391 - Private Streets (Lanes) - Where back land is desired to be developed for low-density single-family house lots without public water or sanitary sewer service, private lanes may satisfy road frontage requirements provided the following conditions are met:

a.) The road right-of-way is dedicated on a subdivision plat, and a homeowner's association is created to care for its permanent maintenance.
b.) The subdivision is approved by the Franklin County Blendon Township Planning Commission.
c.) The roadway construction meets cross-sectional standards for gravel and pavement from the Franklin County Subdivision Regulations.
d.) There shall be no future extension off this road to additional lots which would engender more traffic.
e.) The right-of-way is wide enough to permit both road construction and drainage as may be necessary, and utility easements.
f.) The road surface shall be paved with either asphalt (bituminous concrete) or concrete.
g.) Due to the narrowness of the street, no on street parking shall be permitted.
h.) The roadway surface shall be at least the following width, depending on the number of houses to be served:

Number of Houses fronting on Private Lane	Width of pavement
1-4	16 feet
5-8	18 feet
More than 8	Normal subdivision public street

302.0392 - Ponds - Man made ponds may be excavated provided the following standards are met:

a.) For ponds equal to or less than 1,000 square feet:
- A Conditional Use permit shall not be required

b.) For ponds greater than 1,000 square feet:
- A Conditional Use permit shall be required
- A registered professional engineer must design the pond
- The pond must have an approved outlet(s) to a creek, river or adequate swale
- The pond shall be designed in accordance with, and reviewed by, the Franklin Soil and Water Conservation District
- A pond development plan shall be submitted to the Franklin Soil and Water Conservation District for review and approval. The plan must include the following:
  - location of principal and emergency spillway outlets
  - location of outlet discharge points
  - location of dam and pool area
  - proposed grade of pond and surrounding area
  - location of spoil
  - soil stabilization plan including seeding, mulching and fertilizing data
  - other information deemed reasonably necessary by the Franklin Soil and Water Conservation District or the Blendon Township Zoning Department
- The Franklin Soil and Water Conservation District shall be responsible for construction inspections to assure the pond is completed in accordance with approved plans

302.0393 - Bed and Breakfast Inns - Provided the following conditions are met.

a.) No more than three (3) bedrooms are available for overnight lodging.
b.) Owner must reside on-site in the residence.
c.) Adequate off-street parking must be available.
d.) Adequate potable water and sewage disposal must be provided.
e.) Signs must comply with the Home Occupation sign requirements.
f.) Maximum length of stay of lodgers is two (2) weeks, to prevent the Inn from becoming a rooming house.

302.0394 - Telecommunication Towers Update section with wording from ORC 519.211 - As provided for in Section
519.211 of the Ohio Revised Code. Public Utilities or other functionally equivalent providers may site a telecommunication tower as a Conditional Use provided the following conditions are met:

1. The maximum height of a tower shall not exceed 150 feet;

2. The tower and any stabilization structures or guide wires shall not be placed closer than ten (10) feet from a side or rear property line;

3. The tower shall not be placed closer than 150 feet from any existing residential dwelling;

4. Minimum lot size for which a tower is to be placed shall be two (2) acres;

5. The tower shall be located a minimum of fifteen (15) feet from the edge of the existing right-of-way line or proposed right-of-way line as depicted in the Thoroughfare Plan as adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961 and as amended from time to time, whichever right- of-way is greater;

6. Security fencing shall be provided to prevent uncontrolled access to the tower site;

7. The tower shall be designed to aesthetically complement the surrounding community. Towers shall be painted in a non-contrasting color minimizing visibility unless otherwise required by the FCC or FAA;

8. A landscaping plan must be submitted and approved by the Board of Zoning Appeal. An evergreen hedge planted three feet on center or an evergreen tree line planted five (5) feet on center is suggested. All existing vegetation shall be retained and maintained to the extent possible;

9. Advertising shall not be permitted anywhere on the tower or site with the exception of identification signs and no trespassing signs, which are required;

10. The tower shall not be artificially lighted except to assure safety or as required by the FAA;

11. Towers must be designed and certified by an engineer to be structurally sound and, at a minimum, in conformance with the Ohio Basic Building Code;

12. The tower shall be fully automated and unattended on a daily basis, and shall be visited only for periodic and necessary maintenance;

13. The applicant or tower provider shall demonstrate that the telecommunication tower must be located where it is proposed in order to service the applicant's service area and that no viable siting alternative exists. There shall be an explanation of why a tower at this proposed site is technically necessary;

14. Where the tower is located on a property with another principal use, the applicant shall present documentation that the owner of the property supports the application and that vehicular access is provided to the property. Reasonable access and circulation shall be provided to the tower.

15. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other towers to the extent possible, the removal of the tower within one-hundred eighty (180) days after the site's use is discontinued, proof that other co-location opportunities have been explored and are unavailable and that notice has been provided as required in Section 519.211 of the Ohio Revised Code;

16. A tower may be attached to a residential or non-residential building or a structure that is a permitted use in the district; including, but not limited to, a church, a municipal or governmental building or facility, agricultural building, and a building or structure owned by a utility, provided conditions two (2) through fifteen (15) above are met and the tower height does not exceed twenty (20) feet above the existing building or structure to which the tower is attached.

17. No telecommunication tower shall be located within one thousand (1,000) feet of any historic site, historic district, public park, resource protection district or greenway.

Waiver of Conditional Use Permit

Exception #1 - Should a public telecommunication organization desire to site a tower on property that falls under the direct ownership of the County Commissioners or appropriate Township Trustees then a Zoning Compliance Certificate may be obtained in lieu of a Conditional Use Permit provided conditions 5, 6, 7, 11 and 15 are observed. Note: A GIS map of publicly owned sites is available at the Franklin County Development Department.

Exception #2 - Should a public telecommunication organization desire to co-locate a tower with either another existing tower or a utility structure (i.e. water tower) then a Zoning Compliance Certificate may be obtained in lieu of a Conditional Use Permit provided conditions 5, 6, 7, and 11 are observed.

302.04 - DEVELOPMENT STANDARDS

In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the RURAL DISTRICT.

302.041 - Lot Area and Coverage

a.) For each dwelling unit there shall be a lot area not less than 2.5 acres.

b.) For each other Permitted Use and Conditional Use, the lot area shall be adequate to meet the sanitation requirements of the County Board of Health, but shall not be less than that prescribed for such use.

c.) Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure. Exceptions: Churches and schools may have more than one principal structure per lot.

302.042 - Minimum Lot Width - For a one-family dwelling, there shall be a lot width of One hundred and fifty (150) feet or more at the front line of the dwelling (except for Oscar Lots and Farm Village lots, see sections 416 and 415 respectively). Unless otherwise provided here-in, such lot shall have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of at least one hundred and fifty (150) feet. Frontage may be reduced on a curved portion of a street (with a centerline radius of 500

feet or less) to one hundred (100) feet and on a cul-de-sac bulb to sixty (60) feet. Frontage may be provided on an approved private street, if the right-of-way is dedicated to allow emergency vehicle access and is permanently maintained by a responsible entity.

302.043 - Side Yard - For dwellings there shall be a total of side yards of twenty (20) feet or more with a minimum of eight (8) feet or more on one (1) side.

For structures permitted in Sections 302.024, 302.025, 302.032 and 302.033, there shall be a side yard of not less than twenty-five (25) feet, except when a larger side yard is required for such use, by these district regulations.

302.044 - Rear Yard - For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

302.045 - Front Yard - See Section 504.01

302.046 - Accessory Structures - See Section 512.

302.047 - Maximum Height – Thirty-eight (38) feet, measured from the average grade on the lowest side of the structure to the peak of the roof.

SECTION 304 - (LDR) LOW DENSITY RESIDENTIAL DISTRICT REGULATIONS

304.02 - PERMITTED USES - The following uses shall be permitted in the LOW DENSITY RESIDENTIAL DISTRICT:

304.021 - Dwelling Structures - One-family dwelling structures.

304.022 - Home Occupation (business) - Home occupation in association with a permitted dwelling, and in accordance with the provisions of Section 511, Article V.

304.023 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified in Section 512, Article V, including: Domestic servant quarters (employed on the premises).

304.024 - Religious - Church or other place of worship provided it occupies a lot of not less than (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area. A parsonage, or minister's residence is permitted on the same lot, provided there is adequate space for a water well and wastewater disposal system if required on site.

304.025 - Child Day Care - Child day care provided in-home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the principal use of the dwelling as a residence.

304.026 - Public Schools and Parks - Public school offering general education courses and having no rooms regularly used for housing or sleeping of students, provided it occupies a lot of not less than five (5) acres. Parks, playgrounds, and play fields open to the public without fee [formerly a conditional use under 304.031].

304.03 - CONDITIONAL USE - The following uses may be allowed in the LOW DENSITY RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

304.032 - Private Streets (lanes) - As provided in 302.0391

304.033 - Ponds - as provided for in 302.0392

304.034 - Telecommunication Towers - as provided for in 302.0394

304.04 - DEVELOPMENTAL STANDARDS

In addition to the provisions of Article V, General Development Standards, the following standards for arrangement and development of land and buildings are required in the Low Density Residential District:

304.041 - Lot Area and Coverage - For each dwelling unit there shall be a lot area of not less than two (2) acres. For each permitted use the lot area shall be adequate to meet the sanitation requirements of applicable health authorities, but shall not be less than that prescribed by this resolution for such use.
One (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structures. Churches and schools may have more than one permitted principal structure.

304.042 - Lot Width and Frontage - For each permitted use there shall be a lot width of two hundred (200) feet or more at the front line of the dwelling and such lot shall have access to, front, and abut on an improved, dedicated, publicly maintained right-of-way for a distance of two hundred (200) feet or more, except frontage only may be reduced on a curved portion of a street (with a center line radius of five hundred (500) feet or less) to one hundred and fifty (150) feet and on a cul-de-sac bulb to sixty (60) feet. Frontage may be provided on an approved private road if access is dedicated to allow permanent maintenance and emergency vehicles .

304.043 - Side Yard - For principal structures, there shall be a minimum side yard of twenty-five (25) feet per side yard required.

304.044 - Rear Yard - For principal structures, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except a rear yard of more than seventy-five (75) feet shall not be required.

304.045 - Front Yard - As provided for in 504.01

304.046 - Accessory Structures - As provided for in Section 512

304.047 - Maximum Height – Thirty-eight (38) feet, as provided for in 302.047

SECTION 305 - (R-1) RESTRICTED SUBURBAN RESIDENTIAL DISTRICT REGULATIONS

305.02 - PERMITTED USES - Land and buildings in the RESTRICTED SUBURBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

305.021 - Dwelling Structures - One-family dwelling structures.

305.022 - Home Occupation (business) - Home Occupation in association with a permitted dwelling, and in accordance with the provisions of SECTION 511, ARTICLE V.

305.023 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified in SECTION 512, ARTICLE V, including:

Domestic servant quarters (employed on the premises).

305.024 - Religious Uses - Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.

305.025 - Schools and Parks - As provided for in 302.024

305.026 - Adult Family Homes - As provided for in ORC 3722

305.027 - Child Day Care, accessory to a residence - As provided for in 302.027

305.03 - CONDITIONAL USE - The following uses may be allowed in the RESTRICTED SUBURBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

305.032 - Private School - As provided for in 302.032

305.033 - Cemetery - As provided for in 302.033

305.034 - Child Day Care (more than six (6) children) - As an accessory use to the dwelling. As provided for in 302.038.

305.035 - Private Streets (lanes) - As provided for in 302.0391

305.036 - Ponds - As provided for in 302.0392

305.037 - Telecommunication Towers - As provided for in 302.0394

305.04 - DEVELOPMENT STANDARDS

In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the RESTRICTED SUBURBAN RESIDENTIAL DISTRICT.

305.041 - Lot Area and Coverage - For each dwelling unit there shall be a lot area not less than forty thousand (40,000) square feet per dwelling unit. Note: since centralized water and sewer are generally not available in the R-1 district, for each Permitted Use and Conditional Use the lot area shall be adequate to meet the sanitation requirements of the County Board of Health, but shall not be less than that prescribed for such use.

One (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure(s). Exceptions: Churches and schools may have more than one (1) principal structure per lot.

305.042 - Lot Width - For a one-family dwelling there shall be a lot width of one hundred and fifty (150) feet or more at the front line of the dwelling, and such lot shall have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of one hundred and fifty (150) feet or more except frontage only may be reduced on a curved portion of a street (with a centerline radius of five hundred (500) feet or less) to one hundred (100) feet and on a cul-de-sac bulb to sixty (60) feet. Frontage may be provided on an approved private street if the right-of-way is dedicated to allow emergency vehicle access and is permanently maintained by a responsible entity.

For a Conditional Use, the lot width shall be adequate to meet the development standards of the RESTRICTED SUBURBAN RESIDENTIAL DISTRICT.

305.043 - Side Yard - For dwellings there shall be a total of side yards of twenty-five (25) feet or more with a minimum eight (8) feet on one (1) side.

For a Conditional Use or structures permitted in Section 305.024 and 305.025, except dwellings, and accessory structures thereto, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

305.044 - Rear Yard - For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

305.045 - Front Yard as provided for in 504.01.

305.046 - Accessory Structures as provided for in Section 512.

305.047 - Maximum Height – Thirty-eight (38) feet, as provided for in 302.047.

SECTION 306 - (R-2) LIMITED SUBURBAN RESIDENTIAL DISTRICT REGULATIONS

306.02 - PERMITTED USE - Land and buildings in the LIMITED SUBURBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

306.021 - Dwelling Structures - One-family dwelling structures.

306.022 - Home Occupations (business) - Home Occupation in association with a permitted dwelling, and in accordance with the provisions of SECTION 511, ARTICLE V.

306.023 - Accessory Use - Accessory buildings (detached garages, barns, and sheds) and uses in association with permitted dwellings as specified in SECTION 512, ARTICLE V.

306.024 - Religious Uses - Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly areas.

306.025 - Schools and Parks - As provided for in 302.024

306.026 - Adult Family Homes - As provided for in ORC 3722

306.027 - Child Day Care - As provided for in 302..027, as accessory to a residence

306.03 - CONDITIONAL USE - The following uses may be allowed in the LIMITED SUBURBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

306.032 - Private School and Child Care - As provided for in 302.032

306.033 - Cemetery - As provided for in 302.033

306.034 - Child Day Care (more than six (6) children) - As provided for in 302.038

306.035 - Private Streets (lanes) - As provided for in 302.0391

306.036 - Ponds - As provided for in 302.0392

306.037 - Telecommunication Towers - As provided for in 302.0394

306.04 - DEVELOPMENT STANDARDS

In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the LIMITED SUBURBAN RESIDENTIAL DISTRICT.

306.041 - Lot Area and Coverage - For each dwelling unit there shall be a lot area not less than twenty thousand (20,000) square feet per dwelling unit. Centralized water and sanitary sewer service is required.

For all other Permitted Use and Conditional Use, the lot area shall be adequate to meet the sanitation requirements of the County Board of Health, but shall not be less than that prescribed for such use.

306.042 - Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure. Exceptions: Churches and schools may have more than one (1) principal structure per lot.

306.043 - Lot Width - For a one-family dwelling, there shall be a lot width of one hundred (80) feet or more at the front line of the dwelling, and such lot shall have access to and abut on an approved, dedicated, publicly maintained street right-of-way for a distance of sixty (60) feet or more. Frontage may be provided on an approved private street if the right of way if dedicated to allow emergency vehicle access and is permanently maintained by a responsible entity.

For a Conditional Use, the lot width shall be adequate to meet the development standards of the LIMITED SUBURBAN RESIDENTIAL DISTRICT.

306.043 - Side Yard - For dwellings there shall be a total of side yards of twenty (20) feet or more with a minimum of eight (8) feet on one (1) side.

For a Conditional Use or structures permitted by Section 306.024 and 306.025, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

306.044 - Rear Yard - For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

306.045 - Front Yard as provided for in Section 504.01.

306.046 Accessory Structures as provided for in Section 512.

306.047 Maximum Height – Thirty-eight (38) feet, as provided for in 302.047.

SECTION 308 - (R-4) SUBURBAN RESIDENTIAL DISTRICT REGULATIONS

308.02 - PERMITTED USE - Land and buildings in the SUBURBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

308.021 - Dwelling Structures - One-family dwelling structures

308.022 - Home Occupation (business) - Home Occupation in association with a permitted dwelling, and in accordance with the provisions of SECTION 511, ARTICLE V.

308.023 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified in SECTION 512, ARTICLE V.

308.024 - Religious Uses - Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.

308.025 - Schools and Parks - As provided for in 302.024

308.026 - Adult Family Homes - As provided for in ORC 3722

308.027 - Child Day Care - As accessory to the use of the dwelling as residence. As provided for in 302.027.

308.03 - CONDITIONAL USE - The following uses may be allowed in the SUBURBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

308.031 - Dwelling Structures - Two-family dwelling structures, provided the lot size is at least 17,000 square feet.

308.034 - Cemetery - As provided for in 302.033

308.035 - Child Day Care (more than six (6) children) - As accessory to the use of the dwelling as a residence and as provided for in 302.038

308.036 - Telecommunication Towers - As provided for in 302.0394

308.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the SUBURBAN RESIDENTIAL DISTRICT.

308.041 - Lot Area and Coverage - Minimum 8,500 square feet for single-family dwellings, 17,000 for two family dwellings. Centralized water and sanitary sewer is required.

For all other Permitted Use and Conditional Use, the lot area shall be adequate to meet the sanitation requirements of the County Board of Health, but shall not be less than that prescribed for such use.

308.042 - Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure. Exceptions: Churches and schools may have more than one (1) principal structure.

308.043 - Lot Width - For a dwelling, there shall be a lot width of eighty (60) feet or more at the front line of the dwelling, and such lot shall have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of sixty (60) feet or more.

For a Conditional Use, the lot width shall be as determined to be adequate by the Board of Zoning Appeals to meet the development standards of the SUBURBAN RESIDENTIAL DISTRICT.

308.043 - Side Yard - For dwellings there shall be a total of side yards of twenty (20) feet or more with a minimum of eight (8) feet on one (1) side.

For a Conditional Use or structures permitted by Section 308.024-.025, except dwellings and accessory structures thereto, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

308.044 - Rear Yard - For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

308.045 - Front Yard - As provided for in Section 504.01.

308.046 - Accessory Structures - As provided for in Section 512.

308.047 - Maximum Height – Thirty-eight (38) feet, as provided for in Section 302.047.

SECTION 312 - (R-8) RESTRICTED URBAN RESIDENTIAL DISTRICT REGULATIONS

312.02 - PERMITTED USE - Land and buildings in the RESTRICTED URBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

312.021 - Dwelling Structures - One-family dwelling structures.

312.022 - Home Occupation (business) - Home Occupation is associated with a permitted dwelling and in accordance with the provisions of SECTION 511.

312.023 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified in SECTION 512.

312.024 - Religious Uses - Church or other place of worship, provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.

312.025 - Schools and Parks - As provided for in 302.024.

312.026 - Adult Family Homes - As provided for in ORC 3277.

312.027 - Child Day Care - Accessory to the dwelling as a residence, as provided for in 302.027.

312.03 - CONDITIONAL USE - The following uses may be allowed in the RESTRICTED URBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815.

312.031 - Dwelling Structures

a.) Two-family dwelling structures, provided that the density requirements of 312.041 can be met.

b.) Town House structures (vertically attached single-family units), provided the density requirements of 312.041 are met.

312.032 - Child Day Care (more than six (6) children) - As accessory to the use of a dwelling as a residence, as provided for in 302.038.

312.034 - Cemetery - As provided for in 302.033.

312.035 - Telecommunication Towers - As provided for in 302.0394.

312.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the RESTRICTED URBAN RESIDENTIAL DISTRICT.

312.041 - Lot Area and Coverage - Centralized water and sanitary sewer is required.

a.) For each one-family structure there shall be a lot area not less than seventy-two hundred (7,200) square feet per dwelling unit.

b.) For each two-family structure, there shall be a lot area not less than ten thousand (10,000) square feet per two-family structure.

c.) Townhouses: For each dwelling unit more than two (2) in a structure, there shall be not less than five thousand (5000) square feet of lot area per dwelling unit. Maximum four (4) townhouses per structure.

d.) Only one (1) principal use shall be permitted on a lot, except where other arrangement is allowed in the approval of a Conditional Use, but no lot shall be covered more than thirty-five percent (35%) by structure and required off-street parking. Exceptions: Churches and schools may have more than one (1) principal structure per lot.

312.042 - Lot Width - For a one-family dwelling, there shall be a lot width of sixty (60) feet or more at the front line of the dwelling, and such lot shall have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of thirty (30) feet or more.

For a two-family dwelling, there shall be a lot width of seventy-five (75) feet or more at the front line of the dwelling, and for each dwelling unit more than two (2) there shall be required an additional forty (40) feet of lot width at the front line of the dwelling, and such lot shall have access to and abut on a public right-of-way for a distance of sixty (60) feet or more.

For a Conditional Use, the lot width shall be adequate to meet the development standards of the RESTRICTED URBAN RESIDENTIAL DISTRICT, except for the consideration of a Conditional Use on an existing platted lot or lots, these lot width requirements may be reduced where lot area and coverage, side yard and rear yard requirements are otherwise complied with.

312.043 - Side Yard - For a one-family dwelling there shall be a minimum of six (6) feet.

For dwellings with two (2) or more dwelling units, there shall be a side yard not less than one-fourth (1/4) the sum of the height of the structure, and the length of the wall most nearly parallel to the side lot line; but in no case shall the side yard be less than fifteen (15) feet.

For Conditional Use or structures permitted by Section 312.024-.025, except dwellings and accessory structures thereto, there shall be a side yard on each side of the building of twenty-five (25) feet or more.

312.044 - Rear Yard - For main buildings there shall be a rear yard of twenty percent (20%) or more of the lot depth, except a rear yard of more than thirty (30) feet shall not be required.

312.045 - Front Yard - As provided for in Section 504.01.

312.046 - Accessory Structures - As provided for in Section 512.

312.047 - Maximum Height – Thirty-eight (38) feet, as provided for in 302.047.

SECTION 315 - (R-12) URBAN RESIDENTIAL DISTRICT REGULATIONS

315.02 - PERMITTED USE - Land and buildings in the URBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

315.021 - Dwelling Structures

a.) One-family dwelling structures.

b.) Two-family dwelling structures.

c.) Town House structures.

315.022 - Home Occupation (business) - Home Occupation in association with a permitted dwelling, and in accordance with the provisions of SECTION 511, ARTICLE V.

315.023 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified in SECTION 512, ARTICLE V.

315.024 - Religious Uses - Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.

315.025 - Schools and Parks - As provided for in 302.024.

315.026 - Adult Family Homes - As provided for in ORC 3722.

315.027 - Child Day Care - As accessory to the use of a dwelling as a residence. As provided for in 302.027.

315.03 - CONDITIONAL USE - The following uses may be allowed in the URBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

315.031 - Dwelling Structures - Apartment structures containing not more than four (4) dwelling units per structure.

315.035 - Child Day Care - As accessory to the use of a dwelling as a residence (more than six (6) children). As provided for in 302.038.

315.036 - Cemetery - As provided for in 302.033.

315.037 - Telecommunication Towers - As provided for in 302.0394.

<u>315.04 - DEVELOPMENT STANDARDS</u> - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the URBAN RESIDENTIAL DISTRICT.

315.041 - Lot Area and Coverage - Centralized water and sanitary sewer are required.

a.) For each one-family structure there shall be a lot area not less than six thousand (6,000) square feet per dwelling.

b.) For each two-family structure there shall be a lot area not less than seventy-two hundred (7,200) square feet per two-family structure.

c.) For each dwelling unit more than two (2) in a structure, there shall be not less than twelve hundred (1,200) square feet of additional lot area per additional dwelling unit.

d.) Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than thirty percent (35%) by structure and required off-street parking. Exceptions: Churches and schools may have more than one principal structure per lot.

315.042 - Lot Width

a.) For a one-family dwelling, there shall be a lot width of fifty-five (55) feet or more at the front property line, and such lot shall have access to and abut on an improved, dedicated, publicly maintained street.

b.) For a two-family dwelling, there shall be a lot width of sixty-five (65) feet or more at the front property line and for each dwelling unit more than two (2), there shall be required an additional ten (10) feet of lot width, and such lot shall have access to and abut on a public right-of-way.

c.) For a Conditional Use, the lot width shall be adequate to meet the development standards of the URBAN RESIDENTIAL DISTRICT.

315.043 - Side Yard - For dwellings there shall be a minimum of five (8) feet.

For a Conditional Use, except dwellings and accessory structures thereto, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

315.044 - Rear Yard - For main buildings there shall be a rear yard of twenty percent (20%) or more of the lot depth.

315.045 - Front Yard as provided for in Section 504.01

315. 046 - Accessory Structures as provided for in Section 512.

315.047 - Maximum Height – Thirty-eight (38) feet, as provided for in Section 302.047.

SECTION 318 - (R-24) SUBURBAN APARTMENT RESIDENTIAL DISTRICT REGULATIONS

318.02 - PERMITTED USE - Land and buildings in the SUBURBAN APARTMENT RESIDENTIAL DISTRICT shall be used only for the following purposes:

318.021 - Dwelling Structures

a.) Two-family dwelling structures.

b.) Town House dwelling structures.

c.) Apartment dwelling structures containing not more than three (3) stories of dwelling units, and/or twelve (12) dwelling units.

318.022 - Home Occupation (business) - Home Occupation in association with a permitted dwelling, and in accordance with the provisions of SECTION 511, ARTICLE V.

318.023 - Accessory Uses - Accessory buildings and uses in association with permitted dwellings as specified in Section 512, ARTICLE V.

318.024 - Schools and Parks - As provided for in 302.024.

318.026 - Religious Uses - Church or other place of worship, provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats of similar accommodations in the main assembly area.

318.027 - Child Day Care - As accessory to use of a dwelling as a residence. For six (6) or fewer children, as provided for in 302.027.

318.03 - CONDITIONAL USE - The following uses may be allowed in the SUBURBAN APARTMENT RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

318.031 - Dwelling Structures - An apartment dwelling structure of more than three (3) stories of dwelling units and/or containing more than twelve (12) dwelling units provided the overall density of the district is not exceeded.

318.033 - Flexible Arrangement of Structures - Arrangement of structures in accordance with the provisions of SECTION 506, ARTICLE V.

318.034 - Telecommunication Towers - As provided for in 302.0394.

<u>318.04 - DEVELOPMENT STANDARDS</u> - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the SUBURBAN APARTMENT RESIDENTIAL DISTRICT.

318.041 - Lot Area and Coverage - For each main structure, there shall be a lot area not less than seventy-two hundred (7,200) square feet. Centralized water and sewer are required.

For each dwelling unit, there shall be provided a minimum of eighteen hundred (1,800) square feet of lot area, and land shall not be developed at a higher density than twenty-four (24) dwelling units per acre devoted to permitted uses.

Unless approved per Section 318.033, only one (1) main structure shall be permitted on a lot, and such lot shall not be covered more than thirty-five percent (35%) by structure and required off-street parking.

318.042 - Lot Width - For a two-family dwelling, there shall be a lot width of sixty (60) feet or more at the front line of the dwelling, and for each dwelling unit more than two (2), there shall be required an additional ten (10) feet of lot width. However, a lot width at the front line of the dwelling shall not be required to exceed one hundred and fifty (150) feet. Such lot shall have access to and abut on an improved, dedicated, publicly or privately maintained street right-of-way for a distance of two-thirds (2/3) of the required lot width; but such distance shall not be required to exceed one hundred (100) feet.

For a Conditional Use, the lot width shall be adequate to meet the development standards of the SUBURBAN APARTMENT RESIDENTIAL DISTRICT.

318.043 - Side Yard - For dwellings or associated accessory buildings, there shall be a side yard not less than one-sixth (1/6) the sum of the height of the structure and the length of the wall most nearly parallel to side lot line; but in no case shall the side yard be less than eight (8) feet.

For a Conditional Use or structures permitted by Sections 318.024-.025, except dwellings and accessory structures thereto, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

318.044 - Rear Yard - For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except a rear yard of more than thirty (30) feet shall not be required.

318.045 - Maximum Height – Thirty-eight (38) feet.

SECTION 322 - (SO) SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT REGULATIONS

322.02 - PERMITTED USE - The following uses shall be permitted in the SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT.

322.021 - Residential - Dwellings ancillary to permitted uses.

322.022 Administrative, Professional, Institutional, and Business Offices

OMB SIC Group Code	Type of business
0742	Veterinary Services, without outdoor pens or runs
0752	Animal specialty services without outdoor pens or runs (exclusive of horse breeding)
43	US Postal Service
4724	Travel Agencies
481	Telephone and Communication Offices
483	Radio and Television Broadcasting
484	Cable Television Offices
60	Depository Institutions (banks)
61	Non Depository Institutions
62	Security/ commodity brokers
63	Insurance Carriers
64	Insurance Brokers
65	Real Estate
67	Investment Companies
73	Business Services/offices
782	Motion Picture Distribution services
783	Motion Picture Theaters
784	Video tape/disc rental
791	Dance Studios
792	Talent producers, entertainers
80	Health and Medical Services
81	Legal Services
82	Educational Services, libraries, schools
83	Social Services
84	Museums, Galleries
86	Membership Organizations
87	Engineering , Personnel, Management Services
899	Professional Services not otherwise classified
7391	Research, Development, and Testing Laboratories
91-97	Government, public offices

322.03 - CONDITIONAL USE - The following uses may be allowed in the SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT provided a site plan showing building layout, parking and access is approved, in accordance with ARTICLE VIII Section 815.

322.031 - Drive-In or drive through Facility - Drive-in, drive through, or outdoor service facilities developed in association with a PERMITTED USE, provided no outdoor voice amplification call box or menu board is located within one hundred (100) feet of a residence.

322.032 - Other Conditional Uses

074	Veterinary Services (large and small animals, with outdoor runs, provided such runs are not within two hundred (200) feet of a residence
581	Eating and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar entertainment or services as defined in Section 720, Article VII)
702	Rooming and Boarding Houses
704	Organization Hotels and Lodging Houses on Membership Basis
722	Photographic Studios, including Commercial Photography
723	Beauty Shops
724	Barber Shops
726	Funeral Service and Crematories

322.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT.

322.041 - Minimum Lot Size - No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS.

a.) One (1) or more main buildings or PERMITTED USES may be placed on a lot; however, main and accessory structures shall not occupy more than fifty percent (50%) of a lot, nor in total gross floor area exceed eighty percent (80%) of the lot area.

b.) At least twenty percent (20%) of the lot must be landscaped open space.

322.042 - Lot Width - No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these DEVELOPMENT STANDARDS.

322.043 - Minimum Side Yard

a.) When adjacent to a residential district or planned commercial or residential district, the side yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.

b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

322.044 - Minimum Rear Yard - When adjacent to a residential district or planned district, the rear yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the rear lot line, but in no case shall it be less than fifteen (15) feet.

322.045 - Front Green Belt - A landscaped area of at least fifteen (15) feet in width shall be provided between the existing street right of way line and any structure or paved area. The green belt requirements shall supersede any permission for encroachment into front setback as may be permitted in Section 504.012; the green belt shall be provided.

322.046 - Minimum Front Building Setback Line - All buildings shall be setback a distance measured from the public right of way. However, where a property adjoins a limited access right of way, a building line shall be established fifty (30) feet from the property line adjoining the limited access line. Where property adjoins a limited access right of way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided.

322.047 - Maximum Height – Thirty-eight (38) feet.

SECTION 325 (NC) NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS

325.02 - PERMITTED USE - Uses permitted in the Suburban Office Zoning District shall be permitted uses in the Neighborhood Commercial Zoning District. The following uses shall also be permitted in the NEIGHBORHOOD COMMERCIAL DISTRICT:

325.021 - Retail - Stores, personal services, business and professional offices Residential uses are permitted if ancillary to a permitted commercial use.

523	Paint, wallpaper, glass stores.
5251	Hardware Stores
539	Miscellaneous General Merchandise
54	Food Stores
56	Clothing Stores
581	Eating and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar entertainment or services as defined in Section 720, Article VII)
591	Drug Stores and Proprietary Stores
592	Liquor Stores
5941	Sporting Goods
5942	Book Store (but not adult book stores as defined in Section 720)
5943	Stationary Stores
5944	Jewelry Stores
5945	Hobby and toy shops
5946	Camera and photo supply shops
5947	Gift Shops
5948	Luggage and Leather Goods
5949	Sewing shops
5992	Florists
5993	Tobacco stores
5994	News Dealers
5995	Optical Goods (glasses, etc.)
721	Laundry, cleaning and garment services
7215	Self Service Laundries
722	Photography Studios
723	Beauty Shops
724	Barber Shops
725	Shoe Repair Shops, Shoe Shine Parlors
726	Funeral Parlors
727	Pressing, Alteration, and Garment Repair
7291	Tax Return Preparation
7299	Miscellaneous personal services
784	Video Tape/disc rental

<u>325.03 - CONDITIONAL USE</u> - The following uses may be allowed in the NEIGHBORHOOD COMMERCIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

325.031 - Automotive Services as follows

554	Gasoline Service Stations provided no portion of a structure or its appurtenances, including ancillary, associated, or auxiliary equipment, shall be located in front of the established building line.
7538	General Auto Repair shops
7542	Car washes

Provided the following conditions are met:

a.) No exterior storage of damaged autos
b.) A fifteen (15)-foot perimeter landscaped green belt must be maintained around the perimeter of the lot.
c.) All pole lighting must be downward cast to avoid glare off the property.
d.) Solid fence or dense evergreen shrubbery at least five (5) feet high at planting shall be used to screen any adjacent <u>permitted</u> uses in this zone, or adjacent to a residential use.

325.032 - Drive-in Facility or drive through Facility - Drive-in/drive through or outdoor service facility developed in association with a PERMITTED USE, provided a site plan showing building layout, parking and access is approved. No voice amplified menu board is permitted within one hundred (100) feet of a residence.

325.033 - Other Conditional Uses Permitted - Uses permitted as a Conditional Use in the Suburban Office Zoning District shall be Conditional Uses in the Neighborhood Commercial Zoning District.

<u>325.04 - DEVELOPMENT STANDARDS</u> - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the NEIGHBORHOOD COMMERCIAL DISTRICT.

325.041 - Minimum Lot Size - No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS.

325.042 - Lot Width - No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these DEVELOPMENT STANDARDS.

325.043 - Minimum Side Yard – Fifteen (15) feet.

a.) When adjacent to a residential district or planned district, the side yard shall be one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.

b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

325.044 - Minimum Rear Yard – Twenty (20) feet. A rear yard shall be required adjacent to a Residential Zoning District or a Planned Development Zoning District as listed in SECTION 201, ARTICLE II. Such required rear yards shall be not less than one-fourth (1/4) the sum of the height and length of the wall most nearly parallel to the rear lot line, but in no case shall be less than twenty (20) feet. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

325.045 - Front Green Belt - A landscaped area at least fifteen (15) feet in width shall be provided between the existing street right of way line and any structure or paved area. Green belt requirements shall supersede any parking lot encroachment permitted in Section 504.012; the green belt shall be provided.

325.046 - Front Building Setback - All buildings shall be setback a distance measured from the public right of way. However, where a property adjoins a limited access right of way, a building line shall be established fifty (30) feet from the property line adjoining the limited access line. Where property adjoins a limited access right of way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided..

325.047 - Minimum Landscaped Open Space – Twenty percent (20%) of the lot area shall be landscaped open space.

325.048 - Maximum Height – Thirty-eight (38) feet.

SECTION 328 (CC) - COMMUNITY COMMERCIAL DISTRICT REGULATIONS

328.02 - PERMITTED USE - All uses permitted in the NC and SO zones, as well as the following uses shall be permitted in the COMMUNITY COMMERCIAL DISTRICT.

328.021 - Retail stores, personal services, and business offices as provided for in NC and SO districts, and those categories listed below: Residential uses are permitted if ancillary to a permitted commercial use.

OMB SIC Group Code	Type of Use
078	Landscape services
412	Taxicabs
4513	Air/land Courier services
52	Building Material/Garden Supplies (except 5271 mobile home/manufactured home dealers)
53	General Merchandise Stores
554	Gasoline Service Station
57	Furniture and Home Furnishing stores
58	Eating and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar entertainment or services, as defined in Section 720, Article VII)
59	Miscellaneous Retail
72	Miscellaneous personal services
75	Automotive Services
784	Video Tape/disc rental
79	Amusement and Recreation services, (except 7948, which requires EU zone).
9999	Adult entertainment - sale of adult books, magazines, videos, and adult performances (including nude dancing) provided the following standards are met and the required zoning compliance is applied for:

A.) Such uses shall not be permitted within five hundred (500) feet of:
   1.) Church
   2.) School
   3.) Park or playground
   4.) Residence or residential district

B.) Such uses shall not be permitted within one thousand (1000) feet of another adults-only use.

C.) For any township that requires a license under Section 503.41 of the Ohio Revised Code, the applicant shall provide a certified copy of the license issued by the township.

<u>328.03 - CONDITIONAL USE</u> - The following uses may be allowed in the COMMUNITY COMMERCIAL DISTRICT, subject to approval in accordance with SECTION 815, ARTICLE VIII.

328.031 - Drive-in or drive through Facility or Open Display - Drive-in, drive through, or outdoor service, or open display facility, developed in association with a PERMITTED USE, except for 5541Gasoline Service Station, when all of its lot lines are twenty-five (25) feet or more from a Residential Zoning District to a Planned Residential Zoning District as listed in SECTION 201, ARTICLE II. No amplified voice menus shall be permitted within one hundred (100) feet of a residence.

328.035 - Other Conditional Uses Permitted - Uses permitted as a Conditional Use in the Suburban Office and Neighborhood Commercial Zoning Districts shall be Conditional Uses in the Community Commercial Zoning District.

<u>328.04 - DEVELOPMENT STANDARDS</u> - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the COMMUNITY COMMERCIAL DISTRICT.

328.041 - Minimum Lot Size - No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:

328.042 - Minimum Lot Width - No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these DEVELOPMENT STANDARDS.

328.043 - Minimum Side Yard

a.) When adjacent to a residential district or planned commercial district, the side yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.

b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

328.044 - Minimum Rear Yard - A rear yard shall be required adjacent to a Residential Zoning District or a Planned Residential Zoning District as listed in SECTION 201, ARTICLE II. These required rear yards shall be not less than one-fourth (1/4) the sum of the height and width of the building, except when adjacent to a dedicated alley of not less than twenty (20) feet. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

328.045 - Front Green Belt - A landscaped area of at least fifteen (15) feet in width shall be provided between the street right of way line and any structure or paved area.

328.046 - Minimum Front Building Setback - All buildings shall be setback a distance measured from the public right of way. However, where a property adjoins a limited access right of way, a building line shall be established fifty (30) feet from the property line adjoining the limited access line. Where property adjoins a limited access right of way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided.

328.047 - Minimum Landscaped Open Space – Fifteen percent (15%) of the gross lot area shall be permanently landscaped.

328.048 - Maximum Height – Forty (40) feet.

328.049 - Screening of Exterior Storage - Exterior storage (except new material or finished products or vehicles as provided in 332.046) shall not be permitted adjacent to a residential or planned district unless screened by a one hundred percent (100%) opaque, eight (8) foot wall or vegetative buffer.

SECTION 332 (CS) COMMUNITY SERVICE DISTRICT REGULATIONS

332.02 - PERMITTED USE - All uses permitted in the SO, NC, and CC districts shall be permitted in the CS district. The following additional uses shall also be permitted in the COMMUNITY SERVICE DISTRICT. Residential uses are permitted if ancillary to a permitted commercial use.

332.021 Retail Sales

OMB SIC Group Code	Type of Use
55 (except for 5561)	Retail sales of: Automobiles (new and used; see 332.046) Boats " " Motorcycles " " Gasoline Service Stations
70 (except 703)	Hotels and motels
76	Miscellaneous Repair Shops
78	Motion Pictures (except for adult entertainment), which is not permitted in the CS district.) Note: See adult entertainment regulations in CC zone for adult theaters and bookstores).

332.03 - CONDITIONAL USE - The following uses may be allowed in the COMMUNITY SERVICE DISTRICT, subject to approval in accordance with SECTION 815, ARTICLE VIII, provided they can meet the following conditions:

1.) A thirty (30)-foot landscaped green belt and eighty percent (80%) opaque perimeter evergreen screening, six (6) foot high is provided when adjacent to residential uses and /or zones.

2.) A thirty (30) foot wide front "greenbelt" or landscaped area is provided between the existing street right-of-way line and any structure or paved area.

3.) All lighting shall be directed downward. No lighting shall be directed outward from buildings toward surrounding properties.

4.) When abutting residential zones, there shall be no exterior storage other than two (2) axle vehicles weighing less than six thousand (6,000) pounds unless such storage is completely enclosed by a solid eight (8) foot fence or one hundred percent (100%) opaque evergreens.

5.) A landscape plan prepared by a registered landscape architect, and a building elevation (rendering) are approved by the Board of Zoning Appeals.

332.031 - Trade Services - Trade services establishments engaged in the general construction, maintenance, or repair of real of other tangible property.

Contractors

0731	Horticultural Services
l5l	General Building Contractors
l6l	Highway and Street Construction, except Elevated Highways
171	Plumbing, Heating, and Air Conditioning
172	Painting, Paper Hanging, and Decorating
173	Electrical Work
174	Masonry, Stonework, Tile Setting, and Plastering
175	Carpentry and Wood Flooring
176	Roofing and Sheet Metal Work
177	Concrete Work
178	Water Well Drilling
179	Miscellaneous Special Trade Contractors
5561	Recreational Vehicles
5271	Mobile Homes, new and used

332.032 - Storage and Wholesaling - Establishments primarily engaged in transporting, storing, handling, or selling merchandise to retailers, industrial, institutional, or professional users, or to other wholesalers, or acting as agents in buying or selling merchandise for such persons or companies.

421	Trucking, Local and Long Distance
422	Public Warehousing
501	Motor Vehicles and Automotive Equipment (not dismantling)
502	Home Furnishings
503	Lumber and other Construction materials
504	Professional and Commercial Equipment and supplies
506	Electrical Goods
507	Hardware and Plumbing and Heating Equipment and Supplies
508	Machinery, Equipment and Supplies
509	Miscellaneous Wholesalers, except 5093, scrap and waste
5561	Recreational Vehicles, new and used
5271	Mobile Homes, new and used

332.033 - Local Processing - Establishments engaged in processing food and kindred products or printed matter primarily for local consumption.

2013	Sausages and Other Prepared Meat Products
2015	Poultry and Small Game Dressing and Packing, Wholesale
2024	Ice Cream and Frozen Desserts
2051	Bread and Other Bakery Products, Except Biscuits, Crackers, and Pretzels

2071	Candy and Other Confectionery Products
2086	Bottled and Canned Soft Drinks and Carbonated Waters
2097	Manufactured Ice
271	Newspapers: Publishing, Publishing and Printing
272	Periodicals: Publishing, Publishing and Printing
275	Commercial Printing
279	Service Industries for the Printing Trade

332.034 - Retail Sales - Drive-in/drive-thru, or outdoor service or open display, developed in association with a permitted use, except for 544, Gasoline service station when all of its lot lines are twenty-five (25) feet or more from a residential zoning district. No amplified voice menus shall be permitted within one hundred (100) feet of a residence.

332.035 - Other Conditional Uses Permitted Uses permitted, as a Conditional Use in the Suburban Office, Neighborhood Commercial and Community Commercial Zoning Districts shall be Conditional Uses in the Community Service Zoning District.

332.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the COMMUNITY SERVICE DISTRICT.

332.041 - Minimum Lot Size

a.) For uses listed in SIC Code #55, one (1) acre in size abutting a public street or 32,670 square feet (3/4 acre) of lot size for a corner lot abutting two (2) intersecting streets.

b.) For all other uses in the COMMUNITY SERVICE DISTRICT, there is no minimum lot size required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS.

332.042 - Minimum Lot Width.

a.) For uses other than those listed in SIC Code #55, there is no minimum lot width required; however, all lots shall abut a public street right-of-way and have adequate width to provide the yard space required by these DEVELOPMENT STANDARDS.

b.) For uses listed in SIC Code #55, there shall be a lot width of not less than two hundred (200) feet abutting on and having access to a public street right-of-way depicted as a major arterial street on the Blendon Township Thoroughfare Plan, current edition. The lot abutment on a public street may be reduced to a sum of one hundred and seventy-five (175) feet for a corner lot abutting two (2) intersecting major arterial streets.

c.) At least twenty percent (20%) of the lot must be landscaped open space.

332.043 - Minimum Side Yard.

a.) When adjacent to a residential district or planned commercial or residential district, the side yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line, or twenty-five (25) feet, whichever is greater.

b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

332.044 - Minimum Rear Yard.

a.) When adjacent to a residential use, residential district, or planned district, the rear yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the rear lot line, or twenty-five (25) feet, whichever is greater. When abutting other commercial or industrial zones the rear yard may be reduced to zero provided fire separation requirements between buildings are met.

b.) A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

332.045 - Front Green Belt - A landscaped area of at least fifteen (15) feet in width shall be provided between the existing street right-of-way line and any structure or paved area. Green belts shall supersede any parking encroachment into setbacks permitted BY Section 504.012; the greenbelt shall be provided.

332.046 - SUPPLEMENTARY DEVELOPMENT STANDARDS - for Motor Vehicle Dealers (new and used cars), Motor Vehicle Dealers (used cars only), Aircraft, Marine, Boat, Motorcycle, Recreational vehicle, Mobile home and Automotive Dealers:

a.) All areas within required yard areas and parking setback areas shall be maintained with grass or natural vegetation and shall be properly maintained.

b.) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.

c.) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning as listed in SECTION 201, ARTICLE II; and all lighting details shall be submitted for approval by the Board of Zoning Appeals. No "string lights" shall be permitted.

d.) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be concrete cast, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.

e.) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.

f.) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at the property line on which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of seventy (70), as measured at any property line.

332.047 - Minimum Front Building Setback Line - All buildings shall be setback a distance measured from the street centerline to the building equal to the width of the existing right-of-way.

However, where a property adjoins a limited access right-of-way, a building line for principal structures shall be established fifty (50) feet from the property line adjoining the limited access line, five (5) feet for accessory structures.

332.048 - Screening of Exterior Storage - Exterior storage (except new materials, finished products or vehicles as provided in 332.046) shall not be permitted adjacent to a residential or planned district unless screened with a one hundred percent (100%) opaque wall or vegetative buffer.

SECTION 342 - (RI) RESTRICTED INDUSTRIAL DISTRICT REGULATIONS

342.02 - PERMITTED USE - The following uses shall be permitted in the RESTRICTED INDUSTRIAL DISTRICT.

342.021 - Manufacturing

152 Residential Building Contractors

203 Canning and Preserving Fruits, Vegetables, and Sea Foods (except 2031, Canned and Cured Sea Foods, and 2036, Fresh or Frozen Packaged Fish)
205 Bakery Products
2071 Candy and Other Confectionery Products
23 Apparel and other textile products
27 Printing and Publishing
283 Drugs

314 Footwear, except Rubber
315 Leather Gloves and Mittens
316 Luggage
317 Handbags and other Personal Leather Goods
323 Glass Products, made of Purchased Glass
342 Cutlery, Hand Tools and Hardware
345 Screw machine products
3571 Electronic computers
3575 Computer terminals
3578 Calculating and Accounting Equipment
366 Communication Equipment
367 Electronic Components and Accessories
38 Instruments and related products
39 Miscellaneous small manufacturing industries

412 Taxicabs
43 US Postal Service
44 Water Transportation
48 Communication Services

342.022 - Wholesaling

502 Furniture and Home Furnishings
503 Dry Goods and Apparel
504 Groceries and Related Products
506 Electrical Goods
507 Hardware and Plumbing and Heating Equipment and Supplies
508 Machinery, Equipment and Supplies

5094 Tobacco and its Products
5095 Beer, Wine, and Distilled Alcoholic Beverages
5096 Paper and its Products
5097 Furniture and Home Furnishings
58 Eating and Drinking Places (except those allowing adult entertainment).

342.03 - CONDITIONAL USE - The following uses may be allowed in the RESTRICTED INDUSTRIAL DISTRICT, subject to approval in accordance with SECTION 815, ARTICLE VIII.

342.031 - Laboratories - provided the following conditions are met:

1.) No radioactive or hazardous waste is generated or stored within five hundred (500) feet of a residence.

2.) No electronic, electric or magnetic interference is generated which exceeds the limits of the property lines.

7391 Research, Development and Testing Laboratories

342.032 - Other

342.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the RESTRICTED INDUSTRIAL DISTRICT.

342.041 - Minimum Lot Size

a.) There is no minimum lot size if public water and sanitary sewer are provided. If they are not provided, minimum lot size shall be forty thousand (40,000) square feet or larger, according to the requirements for on site wastewater treatment systems.

b.) Lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:

1) **Enclosure -** A use allowed in this district shall operate entirely within an enclosed structure, emitting no dust, smoke, noxious odor or fumes outside this structure, and producing a noise level audible at the property line no greater than the average noise level occurring on any adjacent street.

2) **Screening Exterior Uses -** Open service areas and loading docks shall be screened by walls or fences at least six (6) feet but not more than eight (8) feet in height. These walls or fences shall have an opaqueness of seventy-five percent (75%) or more, so as to effectively conceal service and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in SECTION 201, ARTICLE II.

342.042 - Minimum Lot Width - All lots shall have adequate lot width to provide the yard space required by these DEVELOPMENT STANDARDS. All lots must have at least one hundred (100) feet of frontage on an accepted public street or fifty (50) feet of frontage on an approved private industrial street.

342.043 - Minimum Side Yards - (For main and accessory structures, parking and open service and loading areas) :

Minimum side yard shall be provided as follows:

a.) One-third (1/3) the sum of the height and length of the wall most parallel to the interior lot line, or fifteen (15) feet, whichever is greater. If fireproof industrial walls are used on abutting industrial lots, the side yard may be reduced to zero (0).

b.) One-third (1/3) the sum of the height and length of the wall most parallel to the exterior lot line abutting a residential or planned district or twenty-five (25) feet, whichever is greater.

342.044 - Rear Yards - (For main and accessory structures) - A minimum rear yard shall be provided equal to the following:

a.) One-third (1/3) the sum of the height and length of the wall most nearly parallel to the interior lot line, or fifteen (15) feet, whichever is greater.

b.) One-third (1/3) the sum of the height and length of the wall most nearly parallel to the exterior lot line when adjacent to a residential or planned district, or twenty-five (25) feet, whichever is greater.

342.045 - Maximum Building Height – Forty (40) feet

342.046 - Front Green Belt - A landscaped area of at least thirty (30) feet in width shall be provided between the existing street right-of-way line and any structure or paved area. Green belts shall supersede any parking encroachment into setbacks permitted under Section 504.012; the greenbelt shall be provided.

342.047 - Minimum Landscaped Open Space – Thirty percent (30%) of the lot area must be landscaped open space.

SECTION 344 - (LI) LIMITED INDUSTRIAL DISTRICT REGULATIONS

344.02 - PERMITTED USE - The following uses shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.021 - Restricted Industrial Districts - Any PERMITTED USE of the RESTRICTED INDUSTRIAL DISTRICT shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.022 - Manufacturing

15 Building Construction; General contractors and Operative Builders
16 Heavy Construction Contractors
17 Special Trade Contractors, except demolition landfills

2013 Sausages and Other Prepared Meat Products
202 Dairy Products
204 Grain Mill Products
208 Beverage Industries
22 Textile Products
24 Lumber and Wood Products
25 Furniture and fixtures
264 Converted Paper and Paperboard Products, except Containers and Boxes
265 Paperboard Containers and Boxes
267 Misc. corrugated paper products

313 Boot and Shoe Cut Stock and Findings
319 Leather Goods, not elsewhere classified
326 Pottery and related products
328 Cut Stone
336 Nonferrous Foundries
3444 Sheet Metal Work
3591 Machine Shops, Jobbing and Repair
363 Household Appliances
364 Electric Lighting and Wiring Equipment
365 Household audio and video equipment
369 Miscellaneous Electrical Machinery, Equipment and Supplies
37 Transportation Equipment
393 Musical Instruments and Parts
394 Toys, Amusements, Sporting and Athletic Goods
395 Pens, Pencils and Other Office and Artists' Materials
396 Costume Jewelry, Costume Novelties, Button and Miscellaneous Notions, except Precious Metal
398 Miscellaneous Manufacturing Industries
399 Manufacturing Industries, not elsewhere classified

40 Railroads
41 Local and interurban transit
42 Trucking and Warehousing
43 US Postal Service
45 Transportation by air
46 Pipelines, except natural gas
47 Transportation Services
49 Electric, Gas and Sanitary services, except sanitary landfills and waste disposal sites, which require Exceptional Use zoning

50 Wholesale Trade, durable goods
51 Wholesale trade, non-durable goods
598 Fuel dealers

344.03 - Other Permitted uses

344.032 - Commercial Establishments - Commercial establishments normally associated with and intended to serve the industrial establishments of their employees.

581 Eating and Drinking Places

602 Commercial and Stock Savings Banks
612 Savings and Loan Associations
614 Personal Credit Institutions
615 Business Credit Institutions

801 Offices of Physicians and Surgeons
802 Offices of Dentists and Dental Surgeons
803 Offices of Osteopathic Physicians
807 Medical and Allied Services
891 Engineering and Architectural Services
893 Accounting, Auditing, and Bookkeeping Services

9999 Adult entertainment, according to the standards of 328.02.

344.033 - Administrative Offices - Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.

344.034 - Personal and Consumer Services - Personal services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments or their employees.

Personal

723 Beauty Shops
724 Barber Shops

725 Shoe Repair Shops, Shoe Shine Parlors, and Hat Cleaning Shops
727 Pressing, Alterations and Garment Repair
729 Miscellaneous Personal Services

Business

731 Advertising
732 Consumer Credit Reporting Agencies, Mercantile Reporting Agencies, and Adjustment and Collecting Agencies
733 Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
736 Private Employment Agencies
739 Business Services, not elsewhere classified (except 7391, Research, Development, and Testing Laboratories)

344.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the LIMITED INDUSTRIAL DISTRICT.

344.041 - Minimum Lot Size

a.) There is no minimum lot size if public water and sanitary sewer are provided. If they are not provided, minimum lot size shall be forty thousand (40,000) square feet, or larger according to the requirements for on-site wastewater treatment systems.

b.) Lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:

1.) Enclosure- a use allowed in this district shall entirely enclose its primary operation within a structure. Walls or fences shall screen open storage and service areas and loading docks at least six (6) feet but not more than twelve (12) feet in height. These walls or fences shall have an opaqueness of eighty percent (80%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in SECTION 201, ARTICLE II.

2) PERMITTED USES of this district may be developed in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

344.042 - Minimum Lot Width - All lots shall have adequate lot width to provide the yard space required by these DEVELOPMENT STANDARDS. All lots must have at least one hundred (100) feet of frontage on either an accepted public street, or fifty (50) feet of frontage on approved private Industrial Street.

344.043 - Minimum Side Yards - (For main and accessory structures, parking and open storage, service and loading areas):

a.) One-third (1/3) the sum of the height and length of the wall most parallel to the interior lot line, or fifteen (15) feet, whichever is greater.

b.) Where fireproof industrial buildings abut, no side yard is required.

c.) When abutting a residential or planned district, one-third (1/3) the sum of the height and length of the wall most parallel to the exterior lot line abutting a residential or planned district, or fifty (50) feet, whichever is greater.

344.044 - Rear Yards shall be provided as follows: (For main and accessory structures)

a.) Abutting commercial or industrial lots: One-third (1/3) the sum of the height and length of the wall most nearly parallel to the rear lot line, or fifteen (15) feet, whichever is less.

b.) Abutting Residential or Planned Districts: One-third (1/3) the sum of the height and length of the wall most nearly parallel to the rear lot line, or fifty (50) feet, whichever is greater.

344.045 - Maximum Height – One hundred (100) feet. Chimneys, spires, and appurtenant structures to the principal use may be up to one hundred fifty (150) feet. Communications antennae are exempt from zoning height restrictions, but must comply with Federal Communications and Federal Aviation Requirements.

344.046 - Front Green Belt - A landscaped area of at least twenty (20) feet in width shall be provided between the existing street right of way line and any structure or paved areas. Green belts shall supersede any parking lot encroachment into setbacks permitted in Section 504.12; the greenbelt shall be provided.

344.047 - Front Yard Setback - Structures shall setback from the road:

a.) Fronting on public streets: Setback shall be measured from the centerline of the paved street a distance equal to the width of the street right-of-way. No building shall be erected, reconstructed, or altered nearer to the street line or lines than the average setback observed by the industrial buildings on the same side of the street or streets within the same block.

b.) Fronting on private industrial streets: The structures shall setback a distance from the centerline of the road equivalent to the width of the existing street right-of-way.

344.048 - Minimum Landscaped Open Space – Twenty percent (20%) of the lot area must be landscaped open space for industrial lots of ten (10) acres or less. For industrial lots of greater than ten (10) acres, so long as required perimeter greenbelts and yard setbacks to adjacent non industrial uses are provided, overall green space may be reduced to ten percent (10%) of the gross site area.

ARTICLE IV
PLANNED DEVELOPMENT PROCEDURES AND REGULATIONS

SECTION 400 - PROCEDURES AND REGULATIONS FOR PLANNED DEVELOPMENT DISTRICTS ADOPTED

400.01 - PROCEDURES FOR THE ESTABLISHMENT OF A PLANNED DEVELOPMENT ZONING DISTRICT - Planned Development Zoning Districts may be established by application in accordance with the provisions of ARTICLE VII and the specific requirements of the PLANNED DEVELOPMENT ZONING DISTRICT petitioned.

400.02 - REGULATIONS OF THE USE AND DEVELOPMENT OF LAND AND STRUCTURES - Regulations pertaining to the use and development of land and/or structures within each PLANNED DEVELOPMENT DISTRICT are hereby established and adopted.

400.03 - RULES OF APPLICATION - The PLANNED DEVELOPMENT REGULATIONS set forth in this ARTICLE IV shall be interpreted and enforced according to the following rules.

400.031 - Identification of Uses - Listed uses are defined by their customary name or identification and further clarified by use of SIC codes, except where they are specifically defined or limited in this Zoning Resolution.

400.032 - Permitted Uses - Only uses designated as a **Permitted Use** are allowed as a matter of right in a PLANNED DEVELOPMENT ZONING DISTRICT and any use not so designated is prohibited. Additional uses found to be in character with the proposed development may be approved as a part of the Development Plan.

400.033 - Procedures - The procedures and conditions set forth for the determination of PLANNED DEVELOPMENT DISTRICTS and developments therein apply unless a written statement is submitted by the applicant clearly documenting why such procedures and/or conditions should not apply in the specific case. Such statement shall accompany the application and is subject to approval by the Blendon Township Trustees.

400.034 - Development Standards - The Development Standards set forth are the minimum allowed for development in a PLANNED DEVELOPMENT ZONING DISTRICT.

SECTION 412 - (PUD) PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT REGULATIONS

412.02 - PERMITTED USE - Land and buildings in the PUD DISTRICT shall be used only for the following purposes:

412.021 - Residential Development - Residential use in the form of single family dwellings, two-family dwellings, and townhouse style units developed in a unified manner in accordance with the approved Development Plan.

412.022 - Home Occupation - Home occupation in association with a permitted dwelling and in accordance with the provisions of SECTION 511, ARTICLE V.

412.023 - Accessory Use - Accessory buildings; and uses in association with a permitted dwelling as specified in SECTION 512, ARTICLE V, including:

- Office facilities for the management function, including property sales, necessary to the development and operation of the area included in the Development Plan.

- Other facilities or amenities, including recreation facilities, provided for the use of the residents, provided they are an approved part of the Development Plan.

412.024 - Schools and Parks - Public and private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students.

Parks, playgrounds and play fields open to the public without fee.

412.025 - Religious Uses - Church or other place of worship provided it occupies a lot adequate for all structures, required setbacks, water supply and sewage disposal, and off-street parking. No minimum lot size is established, but at least one (1) acre or more per one hundred (100) seats shall be provided in the main assembly area.

412.026 - Commercial Uses - Commercial uses normally associated with and intended to serve residential developments, such as those permitted in the Suburban Office and Neighborhood Commercial Districts, provided they are compatible included as an approved part of the Development Plan. Proposed commercial uses should be fully integrated into the overall design and circulation concepts demonstrated in the Development Plan.

412.03 - PROCEDURE - The following procedure applies in placing land in the PUD DISTRICT.

412.031 - Submission of Application - The owner or owners of a tract of land four (4) acres or more in area may request that the Zoning District Map be amended to include such tract in the PUD DISTRICT in accordance with the provisions of ARTICLE VII.

There is no minimum tract size if the proposed development is in keeping with the density and development character of adjacent lands.

412.032 - Development Plan - Five (5) copies of a Development Plan prepared and sealed by an architect licensed to practice in the state of Ohio shall be submitted with the application to amend the Zoning District Map. The Plan shall include in text or map form:

1. The proposed location and size of residential portions of the site, including the type, density and total number of units for each portion as well as a total number for the entire site.

2. The proposed size, location, and use of non-residential portions of the site, including useable open areas, parks, playgrounds, school sites, and other areas and spaces with the suggested ownership of such areas and spaces.

3. The proposed provision of centralized water sanitary sewer, and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.

4. The anticipated traffic generation and proposed traffic circulation patterns, including public and private streets, parking areas, walks, and other access ways, indicating their relationship to topography, the existing street system, and showing other evidence of reasonableness as may be necessary.

5. The proposed schedule of site development, construction of structures, and associated facilities, including sketches and other materials indicating design principles and concepts to be followed in site development, construction, landscaping, and other features. Such schedule shall include the proposed use or reuse of existing features such as topography, structures, streets, and easements.

6. The relationship of the proposed development to existing and future land use in the surrounding area, community facilities, services and other public improvements.

7. Depiction of soil types, site topography in two (2) foot contour intervals, watercourses, surface water bodies, mature vegetation, wetlands and other natural features on the site as well as illustration of how they are incorporated into the project design.

8. Depiction of existing utility easements, surface and subsurface drainage improvements, well and/or wastewater facilities and other site improvements.

9. Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan. Evidence of control includes property rights, and the engineering feasibility data which may be necessary.

412.033 - Basis of Approval - The basis for approving a PUD DISTRICT application shall be:

l.) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity with all applicable development policies, community plans or portion(s) thereof;

3.) That the proposed development advances the general welfare of Blendon Township and the immediate vicinity;

4.) And that the benefits of allowing a flexible arrangement of structures and overall project design justify the deviation from standard residential development requirements included in this Zoning Resolution, with an emphasis on the preservation of natural features and the provision of dedicated, centralized, and unified open space.

412.034 - Effect of Approval - The Development Plan as approved by the Blendon Township Trustees constitutes an amendment to the PUD DISTRICT regulations as they apply to the land included in the approved amendment.

Approval shall be for a period of three (3) years to allow the preparation of the required Subdivision Plat, submitted in accordance with the **Subdivision Regulations for Franklin County, Ohio.** Unless the required Subdivision Plat is submitted and recorded within the three (3) year time limit, the approval shall be voided and the land shall revert to its last previous Zoning District. An application for time extension may be submitted for consideration in accordance with 412.036.

412.035 - Plat Required - In the PUD DISTRICT no use shall be established or changed and no structure shall be constructed or altered until the required Subdivision Plat has been recorded in accordance with the **Subdivision Regulations for Franklin County, Ohio.** The Subdivision Plat shall be in accordance with the approved Development Plan and shall illustrate or include:

1.) Site arrangement, including building set-back lines or space to be built upon; water, sewer, and other public utility installations, including sanitary sewage, surface drainage, and waste disposal facilities; public and private street right-of-way, easements and walks; school sites, recreation areas, and other land to be dedicated to public use, including the purpose and intent of such dedication; the land to be commonly owned and maintained.

2.) The nature and extent of earthwork required for site preparation and development.

3.) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.

412.036 - Extension of Time or Modification - An extension of the time limit or a modification of the approved Development Plan may be approved by the Blendon Township Trustees. Approval shall be based upon the purpose and necessity for such extension or modification and evidence of reasonable efforts to implement the original Development Plan. Extensions or modifications shall not conflict with the general health, safety and welfare of the public or the Development Standards of the PUD DISTRICT.

412.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the PUD.

412.041 - Intensity of Use - The maximum net density is twelve (12) dwelling units per acre of area devoted to residential use as defined below, unless a reduction in allowable density is required for compliance with the health and sanitation requirements of the Franklin County District Board of Health.

412.042 - Calculation of Density

The calculation of residential density includes all land devoted to residential use and further includes the following:

1.) All easements for utilities except major facilities (e.g., high-power electric lines), which do not serve individual dwellings.

2.) Minor surface drainage channels.

3.) Recreation space and other areas provided as common open space, including land dedicated to public use.

Public or private street right-of-ways shall not be used in the calculation of residential density.

412.043 - Open Space - A minimum of thirty percent (30%) of the area included in the calculation of residential density shall be provided as dedicated, unified and centralized open space for public use. Public use may include, but is not limited to, educational and recreational facilities, natural areas, flood protection, community centers and other public improvements necessary to the health, safety and welfare of the people. Open space may not include minimum yard space required for individual units or required off-street parking. No more than fifty percent (50%) of the required open space may be in the form of floodplain and/or have slopes in excess of eight percent (8%).

412.044 - Arrangement of Areas - The location and arrangement of areas of various density within the PUD DISTRICT, in addition to achieving these DEVELOPMENT STANDARDS, shall be so arranged and distributed that development of higher density is appropriately balanced by open space and/or low density development.

Residential development, at a higher density than that permitted on land in adjacent Residential Zoning Districts, or other Permitted Uses may not be located nearer than one hundred (100) feet to such Zoning District boundary.

412.045 - Yards - The physical relationship of dwelling units and their minimum yard space shall be determined by a site plan submitted as a part of the Development Plan. The site plan shall illustrate the arrangement of structures and open space and include provisions for yard space and building setback. The plan is subject to approval as the Development Plan or in conjunction with the subsequent Subdivision Plan and must comply with any other requirements of these Development Standards.

412.046 - Other Yard Space - The arrangement of other uses and associated yard space is determined in accordance with the Development Standards of the Zoning District in which the use is a **Permitted Use,** except that arrangement may be determined as in 412.045 above.

412.047 - Private Roads and Parking - Private roads as a common easement may be used to provide access to clustered lots and/or structures in accordance with the conditions and standards established in 303.040. Such easement shall not be counted as required open space.

Off-street parking shall be provided in accordance with SECTION 531, ARTICLE V, except that residential parking may be provided in group garages or parking lots within one hundred fifty (150) feet of the dwellings served. Curb indented parking bays or courts may be provided within the street right-of-way, but in addition to the required roadway. Such parking is permitted only along streets internal to the area and not a Major Thoroughfare.

SECTION 415 - FARM VILLAGE REGULATIONS

Introduction

As urban centers spread out into adjacent rural townships, agricultural lands are converted permanently to urban use. This is an inevitable consequence of growth. Most rural areas have no centralized public water and sanitary sewer facilities, and therefore are zoned for large lot, low-density residential uses which have on- site wells, septic tanks and leach fields.

Typically, existing road frontage gets subdivided first, leaving large tracts of agriculture as back land. As the road frontage is used up, demand for additional rural house lots presses for conversion and subdivision of the back lands. Because of the large lot requirements, such large lot subdivisions consume all of the available farmland, leaving none.

This has an additional consequence to adjacent farms, called the impermanence syndrome. When a farm converts to tract residential subdivisions, it becomes more difficult for the neighboring farmer to stay on the land and farm. Traffic congestion makes it difficult to move equipment over farm-to-market roads. Neighbors who have no relationship with farming may complain about noise, dust, and smells related to agriculture. Land developers begin to seek the next adjacent farm to subdivide. Like falling dominoes, the impermanence syndrome makes it harder for each adjacent farmer to farm once suburban tract style housing is developed next door.

There is a market for large lots in rural areas, and they will continue to be divided. However, there is also a way to allow agriculture to coexist with residential development. Because of the difficult economics of agriculture, especially small farms, farmers may need to raise capital to upgrade their equipment or change farming operations to be more efficient. The farm village concept may offer a way for farmers to raise such capital, create a relationship with a specially designed open space village, and stay farming on a permanently preserved portion of their land.

PURPOSE

In order to help preserve farmland (herein defined as either prime agricultural soils or lands which are in Current Use Agricultural Valuation), Farm Villages permit higher density house lots clustered in the most environmentally appropriate portion of a farm, while surrounding itself with permanently preserved open space, intended to be retained as farmland. The development rights to the preserved open space are permanently and irreversibly transferred to the farm village lots, in return for which the open space is protected by permanent deed restrictions, plat restrictions and open space easements.

The farm village concept is intended to sustain rural areas by permanently protecting agricultural lands as open space, assist farmers in urbanizing areas by giving alternatives to standard tract subdivision of their farms, and establish green corridors around urban centers, all the while helping to maintain local agricultural markets. The Farm Village is intended to be density neutral.

CONDITIONS NEEDED TO CREATE A FARM VILLAGE

The Farm Village is a Planned Zoning District which may overlay the Rural Zoning District by approval of the Blendon Township Trustees provided the following conditions are met:

Minimum Tract Size - The minimum tract size needed for a farm village and all preserved farm lands is forty (40) acres.

Permitted Uses – Single-family houses, one (1) farm market as allowed herein.

Density - Same as the Rural District: one (1) unit per two and a half (2.5) acres, except that a fifteen percent (15%) density bonus shall be allowed for a farm village plat which meets all of the standards of this section. This is calculated as one hundred and fifteen percent (115%) of a feasible standard subdivision "yield plan". A standard subdivision shall be laid out in sketch form using two and a half (2.5) acres as the minimum lot size with one hundred and fifty (150) feet of frontage per lot. To determine the engineering feasibility of the yield plan with on-site wells and wastewater treatment systems, soils testing of at least ten percent (10%) of the proposed yield plan lots (as selected by the County Technical Review Committee) shall be required. The density for the farm village shall be one hundred and fifteen percent (115%) of the approved yield practical, feasible standard two and a half (2.5) acre/lot subdivision, where the lots would have one hundred and fifty (150) feet of road frontage.

The ability to achieve this density is dependent on soils, drainage, and design of the lots, streets, water supply and wastewater disposal systems, with engineering feasibility proven at the development plan stage.

Agriculture Preserved - For every dwelling unit proposed in the village area, at least two (2) acres of farmland shall be permanently preserved surrounding the village. Common open space in the village areas may count towards fifteen percent (15%) of this required farmland to be preserved. If there are to be forty (40) dwellings in the village, there must be at least eighty (80) acres of agricultural land (up to fifteen percent (15%) of which may be village open space) preserved surrounding the village area. The farmland to be preserved must be protected for agricultural/open space purposes by deed restrictions, subdivision plat restrictions, zoning, and permanent easement transferring the development rights from the preserved farmland to the village lot owners. Phasing the development is permitted, provided the plat and deed restrictions which accomplish the required farmland preservation per 415, II, A (4) have been recorded with the Franklin County Recorder. The actual farmland transfer from the developer to lot owners in phases must equal at a minimum two (2) acres for each lot of village areas in that phase. All required farmland dedication for each phase shall be transferred to the village lot owners upon the initial sale of that phase of farm village lots.

All farm village lots must front, abut, flank, or face either common village open space or preserved agricultural lands within the gross tract area.

Permanent Easement - An easement document prohibiting any use of the preserved lands other than for agriculture or as permanent open space must be included, in each owner's deed, on the subdivision plat and the zoning plan.

- **Easement Document** - The use of the preserved agricultural lands includes all agricultural uses listed under Ohio Revised Code 303.21, except that the easement may regulate or prohibit specific nuisance agricultural uses because of their inherent unsuitability to the design of a particular farm village. Such restriction may be incorporated by the grantor of the easement, and be a part of any lease arrangement of the agricultural lands. The agricultural easement shall remain in perpetuity, regardless of zoning, annexation to an incorporated municipality, or any other political action.

- **Underlying Fee** - The underlying fee to the preserved open space/farmland shall be held by the homeowner's association of the farm village. The easement shall run with the land and shall stipulate:

i.) The Home Owner's Association (HOA) shall maintain the open space in perpetuity as open space or farmland, and that the easement must be used for agriculture, or in the alternative, as undeveloped, managed open space.

ii.) Lease terms, if the land is to be leased for agricultural use.

iii.) Specific terms regarding nuisance operations, hours of operation as may be agreeable to the tenant farmer and the initial homeowner's association as organized.

iv.) Bylaws of the Farm Village Homeowner's Association, determining how, if at all, the agricultural easement may be amended relative to item iii above.

Nuisance Waiver - The easement document shall also advise all residential purchasers of village lots in their deeds that agriculture by nature has some inherent noise, dust, and odors attributed with it that residents of the village should be prepared to accept. Purchasers of village land shall sign said nuisance waiver. Such mutual agreements as may be appropriate to the specific village should be spelled out for the benefit of the agricultural and the residential use of the adjacent lands. For example, if an orchard is to be located next to a farm village, the easement may stipulate that the farmer will not spray before 7:00 a.m. nor after 9:00 p.m., and will not spray when the prevailing winds are in the direction of the village. There should be a process for negotiating a mutual understanding of the agricultural and residential concerns included in the easement or the subdivision homeowners' bylaws.

Minimum Lot Size - The minimum lot size for each house lot in a farm village shall be fifteen thousand (15,000) square feet. If on-lot well and/or septic and leach systems are required, lots shall be sized accordingly, forty thousand (40,000) square feet minimum.

Road Frontage - Each Farm Village lot shall front on an internal village street, either public or private, for a distance of at least one hundred (100) feet, unless located on a curve of less than one hundred twenty-five (125) foot radius, when they may be reduced to sixty (60) feet frontage. Contiguous road frontage lots shall not be allowed along perimeter township roads as part of the Farm Village plat.

Road Width and Standards - Roads and street patterns should be designed in a generally rectilinear pattern, with variation for environmental, safety, topographic or design criteria. Village roads should terminate on other roads, and cul-de-sacs should be avoided. Streets should:

i.) Parallel and preserve existing fence lines, tree lines, hedgerows and stone walls.

ii.) Minimize alterations of natural site features.

iii.) Secure attractive views.

iv.) Minimize the area devoted to motor vehicle travel.

Roads must meet subdivision construction standards except for road width. Two-way traffic width of pavement shall be eighteen (18) feet, or as provided for in Section 302.0391. No on-street parking shall be permitted. If additional parking is required for guests, small pocket parking bays, not to exceed four (4) stalls per bay, may be let into open space off village roads if approved as part of the development plan and subdivision plat.

If the township wishes the roads to be public, they must be accepted by the township for public maintenance. If farm village roads are private, then the homeowner's association must maintain them. No village dwelling units may directly access an external township, county or state road.

Buffer - A (minimum) sixty (60) foot deep and one hundred (100) foot wide landscaped or grassed open space buffer must separate all village lots from abutting agricultural uses. This area counts towards the required two (2) acres per dwelling unit of open space.

Water and Sewer - The water supply and wastewater treatment systems for a farm village shall comply with Ohio EPA requirements. Either a public water and sanitary sewer or an EPA approved community owned and appropriately maintained (the Franklin County Sanitary Engineer would be the agency of choice for permanent maintenance of community utilities) shall be provided for lots which are too small for on lot well and septic systems. Approval of the feasibility of these designs is required as part of the preliminary subdivision plat. Actual utility system approvals shall be approved as part of the final subdivision plat.

Home Owner's Association - A home owners association shall be established to:

i.) Maintain roads (if private);

ii.) Maintain community water and sewer systems (if required);

iii.) Maintain common areas, including the agriculture/open space.

Farm Markets

i.) Farm markets as defined by Ohio Revised Code, Chapter 519 (519.21) may be located within the farm village or the protected easement if so approved by the homeowner's association and shown on the plat and development plan in accordance with regulations for farm markets as provided elsewhere in this zoning resolution.

ii.) Farm Villages in excess of one hundred (100) dwelling units may construct a farm market no larger than three thousand (3,000) square feet which remains open year round to sell both agricultural goods produced on-site as well as consumer grocery store products which are not produced from agriculture on-site if a conditional use permit is granted by the Blendon Township Board of Zoning Appeals, finding all the conditions of Section 815 of this resolution have been met. No gasoline sales shall be permitted within a farm village, or as part of the farm market. Such farm markets shall adhere to the aesthetic standards prescribed for the village herein.

iii.) Farm markets may erect one (1) wall mounted sign on the store front facia, to be made of wood, signboard or other natural material, and not to exceed thirty-two (32) square feet. A pole or ground sign may be erected outside the adjacent road right of way to advertise the farm market provided it is made of wood, stone or other natural material. Such pole sign may not exceed twenty (20) square feet, and the height of the pole may not exceed twelve (12) feet. Such ground sign may not exceed thirty-two (32) square feet, and shall not exceed eight (8) feet in height. No plastic internally lit signs shall be permitted.

Qualifying Sites - Land may be developed for Farm Villages if it is appraised for real estate taxes under Current Agricultural Use Valuation.

DEVELOPMENT PLAN AND STANDARDS

A detailed site and development plan (scale, at least 1"=50 feet) of the entire acreage to be preserved and the village area, adequate to obtain a Franklin County Planning Commission preliminary subdivision plat acceptance and approval within eighteen (18) months of the Farm Village Zoning must be approved as part of this application.

The Development Plan shall show engineering feasibility and be stamped by a licensed registered landscape architect or architect, and by a civil engineer.

1.) The development plan shall incorporate:

a.) Significant centrally located open space in the village design, such as a town common, community gardens or similar. Existing natural features, (ravines, views, vegetation, waterways, etc.) shall be preserved and incorporated into the overall design wherever possible. The maximum distance between structures across a common should not generally exceed three hundred (300) feet.

b.) An architectural rendering of the proposed dwelling units with exterior materials and colors stipulated to be used. The use of natural materials is strongly advised. The project architect shall give due regard to the footprints, building orientation, massing, roof shape and pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site. All roofs must be a minimum of five-twelfths (5/12) pitch.

c.) Village lots shall be fenced for safety where they abut agriculture.

d.) Sidewalks or paths shall be provided in the village area. Sidewalks must be separated from the paved street surface by at least five feet (5') of landscaped or grassed green strip. Deciduous, broad leaf street trees (i.e. maple, oak, sycamore, chestnut, sweet gum) must be planted (or saved) in this green strip at the rate of one (1) in front of each house. Trees must be at least a four (4) inch caliper at planting.

e.) Setbacks- Houses shall be setback a minimum of fifty (50) feet, and a maximum of seventy-five (75) feet from the village street centerline.

f.) Minimum Lot Width at the building setback line- One hundred (100) feet.

g.) Minimum Side Yards- Eight (8) feet (both sides) for houses, five (5) feet for garages.
Detached garages with one (1) hour fire rated construction may be constructed within three (3) feet of the lot line provided the garage is located to the rear of the house, and that the garage does not abut an adjacent residence.

h.) Minimum Rear Yard- Fifty (50) feet for houses and attached garages; five (5) feet for detached garages (maximum seven hundred and twenty (720) square feet, one (1) detached garage per lot permitted).

i.) Street layouts shall be looped, grid, square or other traditional layout. Cul-de- sacs shall be avoided. Sidewalks shall be provided in the village areas. The design should focus on a central common open space, viewed by all houses on at least one (1) side. The view of the overall site from abutting township or county roads should be as rural in nature as possible.

j.) Attached garages shall be setback at least twelve (12) feet from the front building line of the house.

k.) Porches- A covered porch or portico across some portion of the front of the house is a recommended structural design element.

l.) Street lighting, if provided, must be of white light, with light standards of traditional or Victorian design (no modern gooseneck lamps or yellow lighting). Standards (poles) shall be no more than twelve (12) feet high.

m.) All signage and entrance features shall be illustrated in the development plan as part of the development plan submission.

PROCEDURES FOR APPROVAL

A request for rezoning to the Farm Village overlay district shall be submitted to the Blendon Township Zoning Department, following the same procedural requirements for the Planned Districts as described in Section 405.031- 405.036 of this resolution.

FARM VILLAGE PLAT

Subdivision Plat - A Farm Village subdivision plat must be approved by the Franklin County Planning Commission. The applicant has up to eighteen (18) months following the approval of Farm Village zoning to complete a final subdivision plat. If an approved plat is not recorded within this time period, the zoning reverts to its underlying district. This eighteen (18) months may be extended by the Blendon Township Board of Zoning Appeals, upon application for good cause to extend.

The development plan approved as part of the Farm Village zoning shall be followed in submitting the final plat. Franklin County Subdivision Regulations must be followed except where Farm Village design standards deviate, in which case Farm Village design standards shall prevail, and subdivision waivers may be necessary.

A restriction on the future use of the preserved lands must be placed on the subdivision plat, and also in the deed of the individual home buyers in the village, stating that the lands to be preserved must be used for managed agriculture. Village open space must similarly be protected.

SECTION 416 - OSCAR LOT REGULATIONS

Intent

Open Space Conservation and Recreation (OSCAR) Lots provide incentives for land areas which might be too small to qualify for Farm Villages, or which have topography or soils which might not lend themselves to a Farm Village, but which would benefit from the preservation of open space as part of the subdivision process. Open space easements on or across lots ensure the permanent preservation of open space adjacent to the individual single-family house lots. Where common open space easements are created, they shall be maintained by a homeowner's association of the participating lot owners. Easement language shall contain the terms of the area to be preserved as open space, and shall be recorded on each lot owner's deed, and as a subdivision plat restriction.

How OSCAR Lots are Formed

a.) Oscar Lots are a planned zoning overlay district to the Rural Zone. The design of the Oscar subdivision must be approved as a development plan by the Zoning Commission and the Blendon Township Trustees, following the same process as the establishment of a Farm Village.

b.) OSCAR Lots reduce the required road frontage and provide flexibility of design of houses and open space. OSCAR Lots shall have their only direct vehicular access provided by an internal, "C" shaped, or "eyebrow loop road," which shall be privately maintained by the owners of the Oscar Lots, but built to public cross sectional and width standards of the Franklin County Subdivision Regulations and/or the private street code (Section 302.0391) of this resolution. No driveway access shall be allowed to existing state, county or township roads by any Oscar Lots. The internal eyebrow of the loop road shall be maintained as common open space in perpetuity by the Homeowner's Association. The shape of Oscar Lots is generally pie shaped slivers of a fan or rainbow around a semi-circular loop road which begins and ends on public roads. The area between the loop road and the public road shall be permanent open space.

c.) The Board of Blendon Township Trustees may grant an Oscar Lot overlay to the Rural District for OSCAR Lots to be subdivided, provided all of the following criteria are met to the satisfaction of the Board.

1.) Density - The gross tract density shall be one single-family dwelling unit per two and a half (2.5) acres of land in the proposed subdivision.

2.) Individual fee simple minimum lot size- two (2) acres or larger as needed to accommodate on site water wells and subsurface wastewater disposal systems.

3.) Minimum overall tract size - None, but at least three (3) lots must be created.

4.) Minimum common open space required to be preserved - Five (5) acres per lot to be subdivided. (Note: land under the right-of-way for the private loop road counts toward the required common open space for Oscar subdivisions, since it is not public road right-of- way).

5.) Minimum front yard setback - Fifty (50) feet from the centerline of the private loop road.

6.) Minimum road frontage - One hundred (100) feet fronting on an internal subdivision private loop road. No driveway access shall be provided to or from surrounding state, county or township roads.

7.) Minimum lot width at the building setback line - One hundred fifty (150) feet.

8.) Minimum side yards- same as underlying district. (Total of twenty (20) inches, eight (8) foot minimum on one side).

9.) Minimum setback for the loop road from the adjacent public road at its apex of curvature- one hundred (100) feet. (In other words, the private loop road must loop at least one hundred (100) feet away from its adjacent public road at the top of the eyebrow).

10.) Common open space shall not be further subdivided, and shall not be used for residential development.

11.) No flag lots which place dwellings behind one another shall be created unless the Board of Zoning Appeals, upon a recommendation by the Rural Zoning Commission, grants a conditional use for such lots, finding them to conform to the standards for conditional use in Section 815 of this resolution. Such conditional uses must be granted prior to the final approval of the overall OSCAR subdivision plat.

12.) Design- The OSCAR subdivision design must be planned to create useable, centrally located open space, and to create a pleasing environment by saving trees, and natural features. Building orientation should consider privacy, window placement, massing and bulk of structures, attractive views, and fit with existing topography. Lot layout should be creative and flexible centered around common open space. The design must be acceptable to the Zoning Commission and the Blendon Township Trustees.

13.) A subdivision sketch plan showing engineering feasibility must be submitted with the OSCAR Lot overlay district application and approved in concept by the Blendon Township Zoning Department. The following design elements shall be included, along with normal subdivision design elements:

aa.) Sidewalks, if provided, shall be separated from the paved street by at least five (5) feet of landscaped or grassed strip. Deciduous, broad leaf street trees such as Oak, Maple, Sweet Gum, Sycamore, and Chestnut, must be planted as part of the original street construction in this green strip at the rate of one (1) every sixty (60) feet, on both sides of the street. Trees must be at least a four (4) inch caliper at planting.

bb.) Garages shall be located to the rear of houses if detached. If garages are attached to the house, they must be set back at least twelve (12) feet behind the front of the house, or located to the rear of the house.

cc.) Street lighting, if provided, shall be white incandescent or gas light on traditional or Victorian design light standards no more than twelve (12) feet high. No highway-style gooseneck lamps, yellow or high-pressure sodium lighting shall be used.

dd.) If no centralized or approved community water or sewer service is available, each lot shall show the location of on-site water supply and wastewater disposal facilities, which must be approved by the Franklin County Board of Health. Wastewater treatment facilities may be located in preserved open space provided they are approved by the Franklin County Board of Health and easements provide for their permanent access for maintenance. The configuration of the lots and the suitability of the native soils on each site shall be determinative factors in the subdivision approval. To the extent that fifty (50) foot sanitary radii for wells may overlap lot lines, the subdivision plat shall provide for sanitary easements lot-to-lot where this occurs.

ee.) Due to the narrowness of the private street, on-street parking is neither encouraged nor permitted. If guest parking is required beyond the driveways adjacent to each home, small parking bays of no more than four (4) spaces per bay may be let into the common open space in the center of the eyebrow, provided they are properly paved with a hard surface identical to the street surface, and are separated by at least fifty (50) feet from one bay to the next. These overflow parking spaces should not be needed except for special events, since each house lots shall provided at least two (2) paved off-street parking spaces on its lot for its own use.

ff.) Minimum street width shall be in accordance with Section 302.0391.

gg.) Open space easement instruments shall be recorded as deed and plat restrictions. The easement areas shall be maintained as either agriculture or open space in perpetuity. The easement language shall provide that the open space survives all such changes in status and title over time.

hh.) Following approval of an OSCAR overlay to the Rural District by the Blendon Township Zoning Department, the applicant shall have up to one (1) year to complete a subdivision approval from the Franklin County Planning Commission.

SECTION 420 SELECT COMMERCIAL PLANNED DISTRICT (SCPD) REGULATIONS

420.02 - PERMITTED USE - Land and buildings within the SELECT COMMERCIAL PLANNED DISTRICT shall be used only for those selected uses identified by an applicant for zoning plan amendment and found within the Suburban Office, Neighborhood Commercial, Community Commercial, Community Service, Restricted Industrial and Limited Industrial Zoning Districts. Proposed uses shall be enumerated in the application as being appropriate to provide compatibility with the neighborhood and community character and for compliance with the Comprehensive Plan. All permitted uses shall be approved by the Board of Blendon Township Trustees as a part of the Development Plan required (Section 420.034) for the subject tract. Said permitted uses shall run with the land as long as the SCPD zoning as approved remains in effect.

420.03 - PROCEDURE - The following procedure shall be followed in placing land in the SELECT COMMERCIAL PLANNED DISTRICT.

420.031 - SUBMISSION OF APPLICATION - The owner or owners of a tract or tracts of land of any size may request that the Zoning District Map be amended to include such tract or tracts in the SELECT COMMERCIAL PLANNED DISTRICT in accordance with the provisions of ARTICLE VII.

420.032 - DEVELOPMENT STANDARDS - The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033, Performance Standards. A compliance waiver for any Development Standard may be granted as a part of the Development Plan if approved by the Board of Blendon Township Trustees.

420.033 - PERFORMANCE STANDARDS - Applications for SELECT COMMERCIAL PLANNED DISTRICT shall meet the following requirements. The Development Plan (SECTION 420.034) and the Detailed Site Plan, (SECTION 420.037) will be reviewed to determine whether the following performance criteria have been addressed and satisfied. Unless otherwise indicated, information required by the Performance Standard criteria shall be submitted in conjunction with Development Plan submission. A compliance waiver for any Performance Standard may be granted as part of the Development Plan if approved by the Board of Blendon Township Trustees.

420.034 - DEVELOPMENT PLAN - A Development Plan at a scale of at least 1"=50' shall be prepared and sealed by either a registered architect, registered engineer, or a registered landscape architect to satisfy Development Plan requirements. Five (5) copies of a Development Plan shall be submitted with the application to amend the zoning district map. Such Development Plan shall demonstrate engineering and project feasibility, shall be in map form with accompanying text as appropriate, and shall address the following:

l.) Permitted Uses - Selected uses in accordance with Section 420.02 to be permitted within the SELECT COMMERCIAL PLANNED DISTRICT shall be specified by area or specific building location as a part of the Development Plan submission. The Development Plan may state specific individual uses by area or structure in order to accomplish the desired compatibility with the surrounding environment.

2.) Site Map - A survey map of the boundary of the area being requested for zoning map amendment shall depict existing roads, streets and easements within the subject tract as well as the proposed location and approximate size of all structures and ancillary uses. Off-site contour and easement locations shall be provided where necessary to determine special off-site circumstances as they relate to the development, or off-site features affected by the development.

3.) Vegetation - Significant strands of existing vegetation are to be depicted.

4.) Soils - Soil types found on the subject tract are to be submitted based upon the Franklin County Soil Survey.

5.) Traffic - Each Development Plan shall be accompanied by an analysis of traffic conditions which can be expected to result from the proposed development. The analysis shall estimate the Average Daily Traffic (ADT), the peak hour(s) of traffic, and distribution of the same to the existing and proposed street system, together with an analysis of street improvements necessary to accommodate the additional traffic. The applicant shall state and document assumptions made regarding the projected traffic figures. Standard techniques and references shall be utilized. The following references, or other references which may be acceptable to the Blendon Township Trustees, shall be used:

a) Highway Capacity Manual (Special Report #209, 1994, National Academy of Sciences).

b) "Trip Generation": Institute of Traffic Engineers, (Current Edition). Traffic analysis shall be based on existing off-site conditions and known plans for the development of off-site areas.

Traffic expected to be generated by the proposed development shall not cause any tributary street or highway facility to operate below a level of service "C", as defined in the current edition of the "Highway Capacity Manual" (see above reference).

6.) Access - Whenever multiple structures to be located in SCPD are located on a collector street or arterial street, as defined by the Franklin County Thoroughfare Plan, access onto the collector or arterial shall be via interior local streets or marginal access (frontage) roads. All uses within the SCPD shall derive their access from the interior streets within the SCPD, unless specific exemptions are made as a part of the approved Development Plan.

7.) Parking - Off-street parking, loading and service areas shall be provided in accordance with SECTION 531, ARTICLE V. These areas shall be arranged for an internal traffic circulation pattern adapted to the site and structural arrangement set forth in the Development Plan.

All open off-street parking areas consisting of five (5) or more parking spaces or one thousand (1000) square feet or more shall be screened from abutting residential uses. Curb barriers a minimum of five (5) feet from the property line shall be provided. Grass, plantings or other acceptable surface material shall be provided for all areas bordering the parking area. When large parking areas are planned, landscaped islands or medians shall be utilized to lessen negative visual impact and direct traffic flow.

Whenever a parking lot or access drive is located adjacent to a residential area, screening shall be designed to prevent vehicle lights from shining directly onto the residential property.

8.) Storm Water Drainage - A preliminary drainage plan, showing topographical contours in two (2) foot intervals, and general locations of existing and proposed improvements. Drainage and runoff from the proposed development shall not cause property damage. All drainage improvements shall be designed in conformance with the requirements of the Franklin County Subdivision Regulations.

9.) Sewage Disposal and Water Supply - Information regarding sewage disposal and water supply techniques to be utilized will be provided in the application for the proposed SCPD, together with letters of approval from the pertinent local, state and, if applicable, private agencies. The letters shall be submitted with the Development Plan.

10.) Architectural Design - The Development Plan shall indicate general exterior design, building elevations and potential materials. All buildings shall be constructed with materials compatible with the surrounding environment. All buildings shall be constructed with material consistent with the design character for each building on all sides.

All private deed restrictions pertaining to design character and location of buildings shall be included in the Development Plan:

a) Building Density - No parcel or lot shall have constructed thereon any building(s) which shall have a ground level floor density of greater than thirty-five percent (35%) of the lot or parcel upon which said building(s) is or are constructed.

b) Building Height - Shall not exceed twenty-five (25) feet unless otherwise indicated and approved as a part of the Development Plan as appropriate to the specific site and neighborhood character.

11.) Outside Storage - Outside storage shall be permitted only as a part of an approved development plan within an SCPD. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the parcel or lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety or welfare.

12.) Utilities and Facilities - All utilities shall be placed underground. All below ground storage facilities not under the ground floor of structures must be illustrated on the Development Plan.

13.) Pollution -

a) Smoke - No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD.

b) Odor - No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.

c) Noise - No commercial, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

14.) Graphics - The Development Plan shall specify the signage concept indicating the general locations and size of all exterior signs and the relationship of signs to overall architectural design of the development. No sign located within the SCPD shall advertise off-premise activity. All signs shall meet the applicable provisions of SECTION 541 as well as the following:

a) Wall Signs - Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.

b) Free Standing Signs - Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan.

c) Development Area Identification Sign - One (1) development area identification sign shall be permitted within the SCPD as a part of the Development Plan submission. More than one (1) development area identification sign may be approved based upon information submitted as a part of the Development Plan submission verifying the need for same.

Total maximum area permitted for one (1) development area identification sign shall not exceed the following:

i) One (l) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the first fifty (50) feet.

ii) One-half (1/2) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the second fifty (50) feet.

iii) One-fourth (1/4) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way exceeding one hundred (100) feet.

iv) No development area identification sign shall exceed one hundred (100) square feet in area unless otherwise indicated and approved as a part of the

Development Plan as being appropriate to the specific site and neighborhood character.

d) Temporary real estate for sale or for lease signs shall not exceed fifty (50) square feet in total area.

e) A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign.

f) All private deed restrictions pertaining to signs shall be included as part of the Development Plan.

15.) Lighting - The Development Plan must indicate the types of lamps and lighting fixtures as well as and the height of lighting fixtures to be used and the relationship of lighting fixtures to overall architectural design of the development:

a) Light sources outside the public right-of-way shall be located and arranged to provide good visibility and reflect the light away from adjacent residential properties or any streets.

b) Street lights shall be installed by the developer or by petition to the Township on all interior streets dedicated as public rights-of-way unless otherwise exempted by the Blendon Township Trustees.

c) All private deed restrictions pertaining to lighting shall be included in the Development Plan.

16.) Screening and Landscaping Plan - Screening shall consist of earth mounding, plantings, fencing, or a combination of the same. The SELECT COMMERCIAL PLANNED DISTRICT requires the submission of a separate plan which incorporates screening and landscaping proposals:

a) A general screening and landscaping plan meeting the following requirements shall be prepared and submitted as a part of the Development Plan. For purposes of Development Plan submission, the screening concept proposed to meet the requirements of this Section shall be submitted in sketch and text form.

i) Fencing - Fencing utilized in providing screening shall be architecturally appealing and shall be incorporated into the overall architectural design concept.

ii) Abutting Residential Areas - Whenever a proposed SCPD abuts a residential area, screening shall be provided along the entire area of abutment in a manner that is aesthetically pleasing and effectively screens the residential areas from the proposed select commercial activities.

iii) Plantings - When mounding is utilized in conjunction with plantings, the plant materials shall be of a size and species suitable which together will produce a minimum six (6) foot high screen within a two (2) year period. When plant

material without mounding is utilized, the plant materials shall be a minimum five (5) feet in height when planted and be of such species that will produce a dense six (6) foot visual screen within a two (2) year period. All screen plantings shall be maintained permanently, and any plant material which does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting. Maintenance responsibilities for the screen plantings shall be addressed in the Development Plan.

iv) Minimum Opacity - All screens must provide a minimum opaqueness of sixty percent (60%) or more.

v) Landscaping - Landscaping shall mean the improvement of the natural beauty of the land by grading, clearing and decorative planting or grass to create a pleasant and functional environment. Landscaping of a lot shall be installed within six (6) months after the month in which the building is completed. Any portion of a lot upon which a building or parking area is not to be constructed per the Development Plan shall be landscaped. For every ten (10) parking spaces on an individual lot, the owner shall be required to place at least one (1) tree (3" caliper or larger) in such a manner as to be spaced and placed in or among the parking rows. Such trees shall be in addition to any screening requirements contained herein and all replacement material shall meet the specifications of the original planting. All shrubs, trees, grass, ground covers, and plantings of every kind or type, shall be well-maintained, properly cultivated and free from trash and other unsightly material and/or debris.

b) Exceptions to screening requirements may be made where:

i) Existing topographical or vegetative characteristics provide the necessary screening effect, or

ii) Where existing topographical conditions make it difficult to adequately screen the proposed use from adjacent properties. When the use cannot be adequately screened due to elevation differences between adjacent properties and the proposed site, the proposed design should minimize negative visual impact.

17.) Any additional information necessary to demonstrate compliance with Section 420.033, Performance Standards.

420.035 - EFFECT OF APPROVAL - The Development Plan as approved by the Blendon Township Trustees shall constitute an amendment to the Blendon Township Zoning Map as it applies to the land included in the approved amendment. Detailed Site Plan approval is assured based on good faith compliance with the approved Development SCPD Plan.

The approval shall be for a period of two (2) years to allow for the submission of a Zoning Compliance in accordance with Section 705.02, Article VII for the first phase, submitted in accordance with the subdivision regulations for Franklin County, Ohio. Unless the required zoning compliance is properly submitted and approved within the two (2) year period, the approval shall be voided and the land shall revert to its last previous zoning district, unless an application for time extension is submitted and approved in accordance with Section 420.036.

420.036 - EXTENSION OF TIME OR MODIFICATION - An extension of the time limit or the modification of the approved Development Plan may be approved by the Blendon Township Trustees. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, safety and welfare of the public or the development standards of the SELECT COMMERCIAL PLANNED DISTRICT.

420.037 - DETAILED SITE PLAN REQUIRED - Following zoning map amendment approval by the Blendon Township Trustees and prior to submitting an application for a building permit or zoning compliance in accordance with Section 705.02, Article V, a Detailed Site Plan shall be submitted to the Blendon Township Development Department for approval. The Detailed Site Plan shall conform to the Franklin County Subdivision Regulations for design and construction of improvements. The Detailed Site Plan shall constitute the applicant's final proposal which illustrates compliance with the previously approved Development Plan, intended uses and required Performance Standards.

420.038 - DETAILED SITE PLAN REQUIREMENTS

1.) A plan illustrating the location and design of all proposed structures as they relate to the Development Plan. The Blendon Township Development Department may require the submission of additional information or documentation, which it may find necessary or appropriate to permit full consideration of the Detailed Site Plan and its relationship to required Performance Standards.

2.) Architectural renderings shall illustrate exterior design and construction, as well as the interior layout.

3.) Any sign proposed shall be constructed with durable materials and shall conform to the overall design concept proposed and be compatible with the surrounding uses and environment. The Detailed Site Plan shall illustrate sign materials and composition. Information including location, size, height, lighting and landscaping shall be submitted as a part of the Detailed Site Plan.

4.) A Screening and Landscaping Plan shall be prepared and sealed by a registered landscape architect. Five (5) copies of a Screening and Landscaping Plan shall be submitted in map form with accompanying text as appropriate. The Detailed Site Plan shall show the placement, species and size, of all plant materials, and the placement, size, composition and type of fencing or other materials proposed.

420.039 - DETAILED SITE PLAN, BASIS OF APPROVAL - The basis for approving a SELECT COMMERCIAL PLANNED DISTRICT Detailed Site Plan shall be:

1) The Blendon Township Development Department finds the Detailed Site Plan information submitted under Section 420.037 to be in compliance with the Development Plan (Section 420.034) previously approved by the Board of Blendon Township Trustees.

a.) The Board of Blendon Township Trustees authorizes the Blendon Township Development Department to review the Detailed Site Plan and approve it based on compliance with the Development Plan and the requirements of the SCPD zoning district. If the Blendon Township Development Department and the applicant are unable to reach agreement on the content of the Detailed Site Plan and its applicability to the approved Development Plan, the issue shall be resolved at a scheduled public hearing of the Board of Blendon Township Trustees.

SECTION 435 - (PHS) PLANNED HIGHWAY SERVICE DISTRICT REGULATIONS

435.02 - PERMITTED USE - Land and buildings in the PLANNED HIGHWAY SERVICE DISTRICT shall be used only for the following purposes:

Commercial establishments normally associated with and intended to service the traveling public. These establishments include motels, restaurants, gasoline service stations, automotive repair and trailer parks provided for overnight parking.

435.03 - PROCEDURE - The following procedure shall be followed in the PLANNED HIGHWAY SERVICE DISTRICT.

435.031 - Submission of Application - The owner or owners of a tract of land three (3) acres or more in area may request that the Zoning District Map be amended to include such tract in the PLANNED COMMERCIAL DISTRICT in accordance with the provisions of ARTICLE VII and the following requirements:

435.032 - Development Plan - Three (3) copies of a Development Plan prepared and sealed by an architect licensed to practice in the state of Ohio shall be submitted with the application to amend the Zoning District Map. The plan shall include in text or map form:

1.) The proposed location and size of structures and ancillary uses, indicating tenant types (uses) and total square feet in buildings.

2.) The proposed size, location, and use of other portions of the tract, including landscaped, parking, loading, service, maintenance, and other areas or spaces.

3.) The proposed provision of water, sanitary sewer, and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.

4.) The proposed traffic circulation pattern, including access drives, parking arrangement, pedestrian walks, safety areas, and the relationship to existing and proposed external streets and traffic patterns with evidence of reasonableness as may be necessary.

5.) An analysis of potential traffic impacts that will result from the proposed development using standard traffic assessment techniques and references, including an estimate of street and/or other traffic improvements necessitated by the development.

6.) The proposed schedule of site development, construction of structures, and associated facilities, including sketches and other materials indicating design principles and concepts to be followed in site development, construction, landscaping, and other features. Such schedule shall include the proposed use reuse or existing features such as topography, structures, streets and easements.

7.) Provisions for landscaping, lighting, and signage associated with the development, including location, appearance, size and other details as necessary.

8.) The relationship of the proposed development to existing and future land use in the surrounding area, community facilities, services, and other public improvements.

9.) Depiction of soil types, site topography in two (2) foot contour intervals, watercourses, surface water bodies, mature vegetation, wetlands and other natural features as they currently exist.

10.) Depiction of existing utility easements, surface and subsurface drainage improvements, well and/or wastewater facilities and other site improvements.

11.) Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan. Evidence of control includes property rights and the engineering feasibility data which may be necessary and the economic feasibility studies (market analysis or other data justifying the proposed development).

435.033 - Basis of Approval - The basis for approving a PLANNED HIGHWAY SERVICE DISTRICT application shall be:

1.) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity all applicable development policies, community plans or portion(s) thereof as it may apply;

3.) That the proposed development advances the general welfare of Blendon Township and the immediate vicinity;

4.) That the overall project design and site arrangement are of a quality which justifies the departure from standard commercial districts and that they further justify the location and size proposed in the development.

5.) That the presence of and convenient access to state or federal highways makes the site an appropriate location for uses permitted within this district.

435.034 - Effect of Approval - The Development Plan as approved by the Blendon Township Trustees shall constitute an amendment to the PLANNED HIGHWAY SERVIVCE DISTRICT regulations as they apply to the land included in the approved amendment.

The approval shall be for a period of three (3) years to allow the preparation of the required zoning compliance in accordance with Section 705.02, Article VII, submitted in accordance with the **Subdivision Regulations for Franklin County, Ohio.** Unless the required zoning compliance is properly submitted and approved within the three (3) year period, the approval shall be voided and the land shall revert to its last previous Zoning District. An application for time extension may be submitted for consideration in accordance with 435.036.

435.035 - Zoning Compliance Required - In the PLANNED HIGHWAY SERVICE DISTRICT, no use may be established or changed and no structure may be constructed or altered until the required zoning compliance has been approved in accordance with Section 705.02 of this resolution and the **Subdivision Regulations for Franklin County, Ohio.** The zoning compliance shall be in accordance with the approved Development Plan and illustrate or include:

1.) Site arrangement, including building setback line and buildable space within the site; water, sewer and other public utility installations, including sanitary sewage, surface drainage, and waste disposal facilities, easements, access points to public rights-of-way, parking areas, and pedestrian ways; and land reserved for non-highway service use with indication of the nature of the use.

2.) The nature and extent of earthwork required for site preparation and development.

3.) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, and the operation of tenants, including those applicable to areas within the tract to be developed for non- highway service uses.

435.036 - Extension of Time or Modification - An extension of the time limit or a modification of the approved Development Plan may be approved by the Board of County Blendon Township Trustees. Approval is based upon the purpose and necessity for such extension or modification and evidence of reasonable efforts to implement the original Development Plan. Extensions or modifications shall not conflict with the general health, safety and welfare of the public or the Development Standards of the PLANNED HIGHWAY SERVICE DISTRICT.

435.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the PLANNED HIGHWAY SERVICE DISTRICT.

435.041 - Intensity of Use - Open storage, service, and loading areas shall be screened by walls, fences, or other enclosures at least six (6) feet but not more than eight (8) feet in height. These walls, fences, or enclosures shall have an opaqueness of ninety percent (90%) or more, so as to effectively conceal storage, service, and loading operations from a Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II.

435.042 - Lot Width - A minimum lot width of three hundred (300) feet is required at the front setback line; however, adequate lot width shall be provided to achieve the yard space required by these DEVELOPMENT STANDARDS.

The width or the depth of the lot shall not be more than two (2) times the other.

435.043 - Side Yards - A side yard is required adjacent to a Residential Zoning District or another Planned Development District as listed in SECTION 201, ARTICLE II. Such required side yards shall equal one-fourth (1/4) the sum of the height and depth of the structures, but in no case shall be less than thirty-five (35) feet.

435.044 - Rear Yards - A rear yard shall be required adjacent to a Residential Zoning District or another Planned Development District as listed in SECTION 201, ARTICLE II. Such required rear yards shall equal one-fourth (1/4) the sum of the height and width of the structure, but in no case shall be less than thirty-five (35) feet.

435.045 - Arrangement of Areas - The location and arrangement of structures, parking, access drives, outdoor lighting, signs, and other uses and developments within the PLANNED HIGHWAY SERVICE DISTRICT, in addition to achieving these Development Standards, shall be accomplished in accordance with an approved Development Plan established to assure compatibility with the existing and future land use development in the vicinity. The Development Plan should include walks, fences, landscaping, and other devices which will meet the purpose and intent of the PLANNED HIGHWAY SERVICE DISTRICT.

435.046 - Reserve Areas - All areas designated for future expansion or not intended for immediate improvement or development shall be specified as Reserve Areas. The future use and the limitations on future use of such areas shall also be specified, although the use of such areas may later be reconsidered in accordance with 435.031. Reserve Areas shall be landscaped or otherwise maintained in a neat and orderly manner.

435.047 - Parking and Loading - Off-street parking, loading, and service areas shall be provided in accordance with SECTION 531, ARTICLE V. These areas shall be arranged for an internal traffic circulation pattern adapted to the site and the structural arrangement set forth in the Development Plan.

SECTION 444 - (PIP) PLANNED INDUSTRIAL PARK DISTRICT REGULATIONS

444.02 - PERMITTED USE - The following uses shall be permitted in the PLANNED INDUSTRIAL PARK DISTRICT.

444.021 - Industrial Development - Manufacturing, processing, warehousing and industrial service activities located and maintained within the limits of the Development Standards of these PLANNED INDUSTRIAL PARK DISTRICT regulations and in accordance with the approved Development Plan.

Commercial establishments normally associated with and intended to serve the industrial establishments or their employees and approved as a part of the Development Plan.

Additional commercial activities of an intense nature, typically associated with the Community Service District, which compliment industrial uses already included in the application.

444.03 - PROCEDURE - The following procedure applies in placing land in the PLANNED INDUSTRIAL PARK DISTRICT.

444.031 - Submission of Application - The owner or owners of a tract of land twenty-five (25) acres or more in area may request that the Zoning District Map be amended to include such tracts in the PLANNED INDUSTRIAL PARK DISTRICT in accordance with the provisions of ARTICLE VII and the following requirements:

The twenty-five (25) acre requirement may be reduced by the director if no potential conflicts exist with surrounding land uses as existing or planned and if all other requirements of this district are met.

444.032 - Development Plan - Five (5) copies of a Development Plan prepared and sealed by an architect licensed to practice in the state of Ohio shall be submitted with the application to amend the Zoning District Map. The plan shall include in text or map form:

1.) The general development character of the tract, including the proposed location and size of industrial areas as well as the proposed type, location and size of non-industrial uses within the site.

2.) The proposed industrial uses, processes, operations, and tenant types as well as any restrictions or controls to be placed on the uses.

3.) The proposed provisions of water, sanitary sewer, industrial waste disposal, and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.

4.) The proposed traffic circulation pattern, including access drives, parking arrangement, pedestrian walks and safety areas.

5.) An analysis of potential traffic impacts that will result from the proposed development using standard traffic assessment techniques and references, including an estimate of street and/or other traffic improvements necessitated by the development.

6.) Provisions for landscaping, lighting, and signage associated with the development, including location, appearance, size and other details as necessary.

7.) Depiction of soil types, site topography in two (2) foot contour intervals, watercourses, surface water bodies, mature vegetation, wetlands and other natural features as they currently exist.

8.) Depiction of existing utility easements, surface and subsurface drainage improvements, well and/or wastewater facilities and other site improvements.

9.) The proposed schedule of site development and associated facilities, including streets, other transportation facilities, utilities, services and other facilities.

10.) The relationship of the proposed development to existing and future land use in the surrounding area, community facilities, services and other public improvements.

11.) Information regarding anticipated hazardous chemical usage (if any) by the proposed tenants, including types, frequency and method of delivery and quantities maintained on site.

12.) Evidence that the applicant has sufficient control over the land to prepare required land improvements, including street, water, sanitary sewers, waste disposal, surface drainage, and other facilities for subdivision development required by the **Subdivision Regulations for Franklin County, Ohio.** Evidence of control includes property rights and the engineering feasibility data which may be necessary.

444.033 - Basis of Approval - The basis for approving a PLANNED INDUSTRIAL PARK DISTRICT application is:

1.) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity with all applicable development policies, community plans or portions thereof;

3.) That the proposed development advances the general welfare of Blendon Township and the immediate vicinity;

4.) That the benefits of improved arrangement and design of the development justifies deviation from the standard requirements for industrial development included in this Zoning Resolution.

5.) That a determination is made by the Chemical Emergency Preparedness Advisory Council (CEPAC) finding that the proposed use(s) will not constitute a moderate or severe potential health risk to surrounding residents and land uses.

444.034 - Effect of Approval - The Development Plan as approved by the Blendon Township Trustees constitutes an amendment to the PLANNED INDUSTRIAL PARK DISTRICT regulations as they apply to the land included in the approved amendment.

Approval is for a period of three (3) years to allow the preparation of the required zoning compliance in accordance with Section 705.02, Article V, submitted in accordance with the **Subdivision Regulations for Franklin County, Ohio.** Unless the required zoning compliance is properly submitted and approved within three (3) years, the approval is voided and the land shall revert to its last previous Zoning District. An application for time extension may be submitted for consideration in accordance with 444.036.

444.035 - Plat and/or Zoning Compliance Required - In the PLANNED INDUSTRIAL PARK DISTRICT, no use may be established or changed and no structure may be constructed or altered until the required Subdivision Plat (if a subdivision is proposed) and/or a zoning compliance has been recorded /approved in accordance with Section 705.02 of Article VII of this resolution and the **Subdivision Regulations for Franklin County, Ohio.** The zoning compliance shall be in accordance with the approved Development Plan and shall show or include:

1.) Public and private street and block layout (lot divisions are not required, but probable arrangement should be indicated); building setback lines; water, sewer, fire-hydrant and other public utility installations, including sanitary sewage and waste disposal facilities; easements, rights-of-way, pavements, and walks; and land reserved for non-industrial use with indication of the nature of the use.

2.) The nature and extent of earthwork required for site preparation and the installation of public improvements such as streets and utilities.

3.) Deed restrictions, covenants, easements and encumbrances to be used to control the private use, development and maintenance of the land and improvements thereon, including those applicable to areas within the tract to be developed non-industrially.

444.036 - Extension of Time or Modification - An extension of the time limit or a modification of the approved Development Plan may be approved by the Blendon Township Trustees. Approval is based upon the purpose and necessity for such extension or modification and evidence of reasonable effort to implement the original Development Plan. Extensions or modifications shall not conflict with the general health, safety and welfare of the public or the Development Standards of the PLANNED INDUSTRIAL PARK DISTRICT.

444.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the PLANNED INDUSTRIAL PARK DISTRICT.

444.041 - Intensity of Use

1.) A use allowed in this District shall entirely enclose its primary operation within a structure. Open storage and service areas and loading docks shall be screened by walls or fences at least six (6) feet but not more than twelve (12) feet in height. These walls or fences shall have an opaqueness of ninety percent (90%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets and from a Residential Zoning District or another Planned Development District as listed in SECTION 201, ARTICLE II.

2.) PERMITTED USES of this District may be developed in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.042 - Lot Width - No minimum lot width is required. However, all lots shall abut a public street or otherwise provide access to such public street by means of roadway easement.

444.043 - Side Yards - For main and accessory structures, including open storage, service, and loading areas, the required side yards shall equal one-third (1/3) the sum of the height and depth of the structure, but in no case shall be less than fifty (50) feet from any Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II except in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.044 - Rear Yards - For main and accessory structure, including open storage, service, and loading areas, the required rear yards shall equal one-third (1/3) the sum of the height and width of the structure, but in no case shall be less than fifty (50) feet from any Residential Zoning District or Planned Residential District as listed in SECTION 201, ARTICLE II, except in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

444.045 - Improvements Required - The following improvements shall be required:

1.) Street improvements within or adjacent to the tract in accordance with the requirements of the **Subdivision Regulations for Franklin County, Ohio.**

2.) Water and sewer facility improvements in accordance with the requirements of the **Subdivision Regulations for Franklin County, Ohio.**

3.) An easement twenty-five (25) feet or more in width shall be provided around the entire tract and shall be landscaped in accordance with an approved landscape plan. Such plan shall include plantings which will achieve a height of ten (10) feet or more and an opaqueness of at least seventy-five percent (75%) within five (5) years of normal growth. This easement, when adjacent to a street right-of-way eighty (80) feet or more in width, or other industrial zoning districts, may be reduced to fifteen (15) feet, a fifty percent (50%) opaqueness, and two (2) feet in height. The landscape plan shall be submitted with the Subdivision Plat and shall be subject to approval in the same manner as required of the Subdivision Plat.

444.046 - Plat and Landscape Required - The Subdivision Plat shall be developed and recorded in accordance with the **Subdivision Regulations for Franklin County, Ohio.** Landscaping shall be accomplished in accordance with the approved landscape plan in conjunction with development of adjacent lots in the industrial park

ARTICLE V
GENERAL DEVELOPMENT STANDARDS

SECTION 500 - GENERAL DEVELOPMENT STANDARDS ADOPTED

500.01 - GENERAL REGULATION OF THE ARRANGEMENT AND DEVELOPMENT OF LAND AND STRUCTURES - Standards pertaining generally and uniformly to the arrangement and development of land and structures within the Zoning Districts adopted in ARTICLE II are hereby established and adopted as supplementary to the District Regulations of ARTICLE III and ARTICLE IV.

SECTION 501 FENCE REQUIREMENTS

501.01 – FENCES, WALLS AND LANDSCAPING – Fences, walls, and landscaping shall be permitted in any required yard, or along the edge of any yard, subject to the following requirements:

501.012 – Height - No fence or wall between a street and a principal structure shall be more than three and one half (3½) feet (42 inches) in height. Elsewhere, no fence shall exceed six (6) feet in height. These height requirements are subject to the following exceptions:

a) Requirements outlined in SECTION 521, ARTICLE V, REQUIRED SCREENING, or

b) Requirements in accordance with an approved Development Plan of a Planned Development District.

501.014 – Location, Measurement and Maintenance

a) No fence or wall shall be located within an existing right-of-way.

b) Fence height shall be measured from the finished grade at the higher side of the fence.

c) Fences shall be erected with the finished side out; meaning the side of the fence with the posts on it must face the applicant's property.

d) Fencing must be properly maintained and in good repair at all times.

501.016 – Certificate of Zoning Compliance required - No fence shall be erected without a zoning certificate as provided for in SECTION 705.02 - CERTIFICATE OF ZONING COMPLIANCE.

501.018 – Repair of Existing Fences – For minor fence repair, if the fence meets all the requirements of Section 501 and the materials, height and location do not vary from the materials, height and location of the fence being repaired, a zoning certificate is not required.

501.020 – Swimming Pool fences - All swimming pools must be completely enclosed by a fence. The fence height shall be a minimum of four (4) feet (48 inches) in height as required by the 2006 International Building Code.

501.022 – Tennis Court fences - In the event of a conflict between this Section 501.020 and any other requirement of SECTION 501 FENCE REQUIREMENTS, this Section 501.020 shall control. All tennis courts must comply with the following requirements.

a) Tennis courts must have a fence along each end, with a minimum height of eight (8) feet with a maximum height of ten (10) feet.
b) Any other fence associated with a tennis court shall comply with the provisions of Section 501

501.024 – Fence Materials - All fences, regardless of whether or not a zoning certificate is required for their construction, that are constructed, repaired, expanded, or enlarged, shall be constructed only of approved fence materials. Fence materials are also subject to the requirements of Section 501.013.

a) Approved fence materials shall consist of materials normally manufactured for, used as, and recognized as, fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences, masonry, concrete, stone, metal tubing, wood planks, and vinyl or fiberglass composite manufactured specifically as fencing materials that are approved by the Administrative Officer.

b) Chain link fences shall not be permitted between a street and a principal structure

501.012 – Corner Lots and Double-Frontage Lots– In the event a property is situated adjacent to two (2) or more streets, the following shall apply:

a) Setback and height requirements of Sections 501.012 to 501.014 shall apply to all streets.

501.013 – Electric and Barbed Wire Fences – Electric and barbed wire fences shall be prohibited unless otherwise permitted by Section 971.03 of the Ohio Revised Code.

501.014- Shrubbery and Hedges- No shrubbery or hedge shall be planted beyond the property lines. The owner or occupant of realty on which there is shrubbery, hedges or trees so located as to affect the vision of drivers on the public streets shall keep shrubbery and hedges trimmed to a maximum of thirty inches in height, and keep trees trimmed in order to avoid creating traffic hazards. Where trimming is not done within ten days after notice by the zoning officer, the employees of the township shall enter upon the property and trim the shrubbery, hedges or trees at the expense of the property owner. Any shrub, hedge or tree found to be located on public property may be removed by the Township at any time.

Fence Height and Location Standards

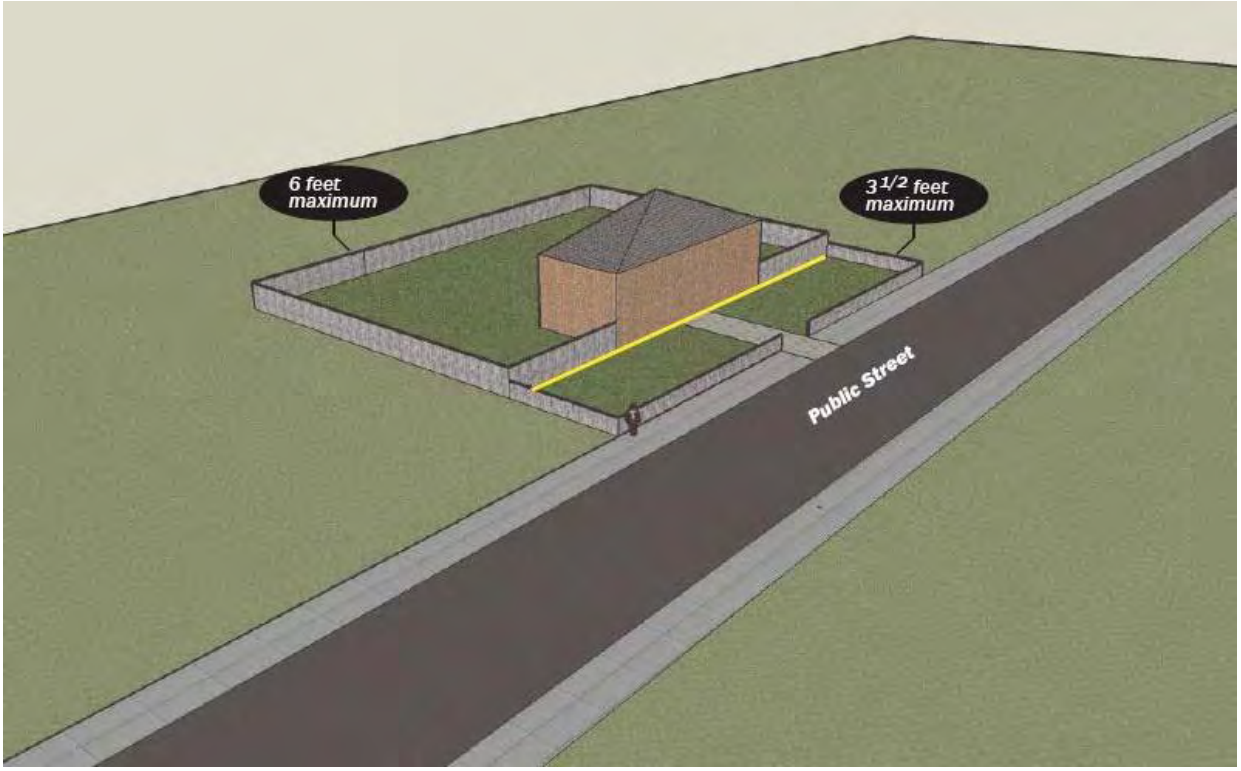


Illustration of maximum fence height for properties fronting only one public street

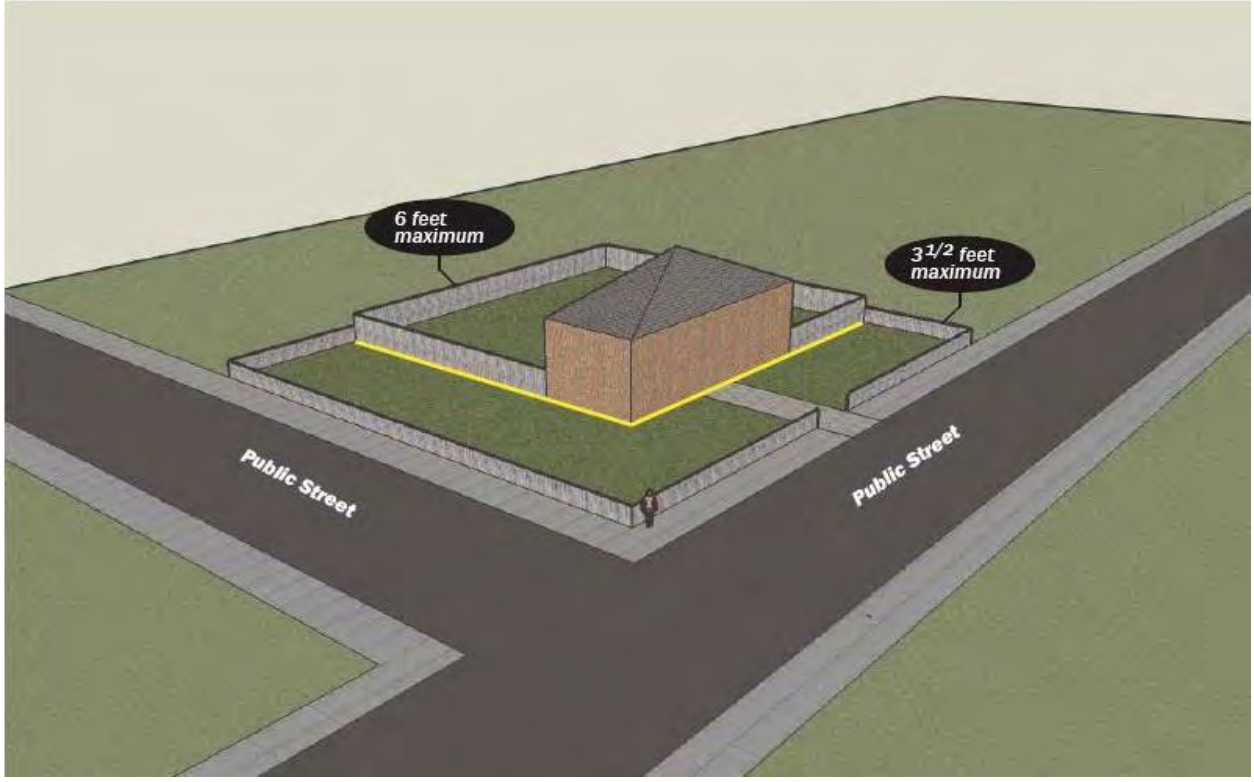


Illustration of maximum fence height for properties fronting more than one public street

SECTION 502 LOT AND YARD SPACE REQUIREMENTS

502.01 - PLATTING REQUIRED - No use shall be established or altered and no structure shall be constructed or altered except upon a lot that has been platted in accordance with, or which otherwise meets the requirements of the **Subdivision Regulations for Franklin County, Ohio.**

502.011 - Minimum Requirements - Development Standards are minimum requirements for the arrangement of lots and spaces to be achieved in all developments.

502.02 - LOT AREA AND YARD SPACE PRESERVED - The lot area and yard space required for a use or structure shall be maintained during its life and shall not be reduced below the minimum requirement, occupied by another use or structure, or counted as yard space for any other use or structure.

502.021 - Yards Required Open - The yard space required for a use or structure shall, during its life, remain free of all uses or occupancies except as follows:

1) Eaves, cornices, windowsills, and belt courses may project into any required yard a distance not to exceed two (2) feet.

2) Open and covered/uncovered porches may project beyond the front building setback line a distance not to exceed eight (8) feet.

3) Driveways shall be permitted in required residential yards, but shall be three (3) feet or more from any property line, except where such driveways are developed jointly as a common drive to adjoining lots. All new curb cuts shall require approval from the Franklin County Engineer.

4) For purposes of this resolution, tents or similar enclosures are considered temporary in nature and shall not be erected as a permanent enclosure or utilized in association with a permanent use. Tents or similar enclosures used in association with garage sales or similar residential sales shall be subject to the provisions of Section 503.

502.022 - Yards Not Otherwise Required - Yard space not otherwise required but provided shall be five (5) feet or more in width.

502.023 - Yards Maintained - All yard space shall be maintained in accordance with one (1) or more of the following provisions:

1.) Fenced as permitted or required.

2.) Landscaped by lawns, shrubberies, trees, and other plantings, maintained in a neat and orderly natural state, or used for permitted accessory or ancillary use.

3.) Paved for parking as permitted.

4.) Cars or recreational vehicles shall not be permitted to be parked in any yard area unless on a hard, durable, impervious surface that is permanent in nature.

SECTION 503 – GARAGE SALES & VEHICLE SALES IN RESIDENTIAL DISTRICTS

503.011 – Residential Garage Sales – Not more than four (2) residential garage sales including but not limited to yard sales, block sales and moving sales shall be permitted in any twelve (12) month period. Each residential garage sale shall not exceed four (4) consecutive days. All applicable local permits shall be obtained.

503.012 – Residential Vehicle Sales – Any privately owned motor vehicle intended for sale may be displayed for a period not to exceed six (3) months. Not more than two (1) vehicle intended for sale may be displayed during any twelve (12) month period. The vehicle shall be located on a hard, durable, impervious surface that is permanent in nature. The vehicle shall be registered to the owner of the property where it is being displayed.

SECTION 504 - BUILDING LINES ALONG PUBLIC RIGHTS-OF-WAY

504.01 - BUILDING LINES ESTABLISHED - Along every street right-of-way a building line shall be established from the centerline of that right-of-way a distance equal to the width of the existing right-of-way or the width of the right-of-way proposed in the **Thoroughfare Plan** as adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961, (then Franklin County Regional Planning Commission) and as amended from time to time, whichever right-of-way is greater. However, where a property adjoins a limited access right-of-way, a building line shall be established fifty (50) feet from the property line adjoining the limited access line. Where property adjoins a limited access right-of-way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided.

504.011 - Required Setback - A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.

504.012 - Parking Setback - Open parking or loading spaces shall be permitted to extend toward the street right-of-way from the established building line a distance equal to forty percent (40%) of the required setback distance.

504.014 - Reduced Setback - If existing structures or uses on both lots adjacent to a lot have a setback less than the setback line established by these Regulations, the setback on the center lot shall be the average setback established on the adjacent lots.

504.02 – Visibility Maintained – No man made structure, motor vehicle, natural vegetation, or other object shall be placed and/or maintained in such a manner that it affects or impedes clear visibility from adjacent right-of-way lines and/or streets.

SECTION 505 – DUMPSTERS

505.02 – DUMPSTER LOCATION, HEIGHT AND SCREENING – Dumpsters, including waste compactors, may be allowed in the R-12, R-24 and any commercial, industrial, planned residential, planned commercial or planned industrial zoning district as defined in SECTION 201 – DESIGNATION OF ZONING DISTRICTS subject to compliance with all applicable sections of this resolution and Section 505 –Dumpsters to ensure appropriate separation and screening from adjacent lands.

505.022 – Location and Height– Dumpsters must comply with the following requirements:

a) Located to the side or rear of the building served.
b) When located in side yards, the dumpster must be setback from the front of the building a minimum distance of 50 percent of the building depth.
c) Located on a concrete pad within the screened area required in Section 505.024
d) Centered within the screened area through the use of parking blocks, bollards, curbs or similar means.
e) When located on a property adjacent to a residential zoning district or use, located a minimum of 10 feet from the side and rear property line. When located on a property adjacent to a commercial or industrial zoning district or use, the setback from the side and rear property line may not be less than eight (8) feet.
f) Maximum eight (8) feet in height.

505.024 – Screening and Maintenance – Dumpsters must comply with the following screening and maintenance requirements:

a) Screened on all sides with a durable, weather-resistant material that complies with SECTION 501.024 – Fence Materials, or a combination of such fencing materials and natural vegetation; provided, however, that if natural vegetation is used, it must comply with the screening requirements of this Section within one (1) year from the issuance of the applicable zoning certificate.
b) Chain link fences are prohibited for dumpster screening.
c) Screening must have opacity of 100 percent, except as provided in Section 505.024(a) above.
d) Screening must be to the height of the dumpster with a maximum height of eight (8) feet.
e) Screening must be spaced a minimum of two (2) feet from the dumpster.
f) Screening must be properly maintained and in good repair at all times.
g) Trash must be fully enclosed in the dumpster, with closed lids, at all times.
h) Screening material must be compatible in appearance to the building served.

505.04 – ZONING COMPLIANCE REQUIRED – No dumpster or screening may be installed without a zoning certificate as provided for in SECTION 705.02 – CERTIFICATE OF ZONING COMPLIANCE, and this zoning certificate may permit multiple dumpsters screened within a single enclosure.

SECTION 506 - ASSIGNED YARDS FOR ARRANGEMENT OF STRUCTURES

506.01 - ASSIGNED YARD METHOD - As an alternative method of determining the minimum requirement of yard space for the arrangement of two (2) or more structures on the same lot or the arrangement of structures on separate lots of the same ownership or with agreement between owners, the following requirements may be used.

506.011 - Determination of Assigned Yards - The assigned yard (typically diamond shaped) shall be that area bounded by lines passing through points that are located by the following procedure:

1.) The outline of the structure shall be a quadrangle described by lines established by the projection of the outermost faces of the structure.

2.) The height measurement shall be determined as defined in SECTION 702, ARTICLE VII.

If a wing, bay or other section of the structure is twenty-five percent (25%) or less of the linear dimension of a projected face or is of ten (10) feet or more difference in height, than a quadrangle and/or height as determined above may be described separately. If a face of the structure is other than straight, then the projection of such a face shall be a line through the outermost point of the face and that is either perpendicular parallel to the projection of the structure's front face.

3.) The points shall be established on a perpendicular bisector of each side of the quadrangle at a distance from such side equal to the sum of the length of the side and the height of the structure divided by two (2).

506.012 - Relationship of Assigned Yards - The assigned yard of a structure shall not be occupied by any other structure, except accessory structures on the same lot.

Structures adjacent to property of another ownership shall comply with the yard requirements prescribed in relation to the lot line except that if the adjacent property is developed or its proposed structure is determined and with written consent of the adjacent property owner, then assigned yards may be used to establish the arrangement between the structures.

The assigned yard shall not extend into a street right-of-way, except that if a street is abutted by property of the same ownership or with agreement between owners for its full extent between intersections, then the assigned yard may be extended to the centerline of the right-of-way, except that the structure shall not be closer than ten (10) feet to the existing or proposed right-of-way, whichever is greater.

SECTION 511 - HOME OCCUPATION

511.01 - Home Occupation Purpose - The purpose of the home occupation provisions is to allow limited, non-residential activities in residential structures and approved accessory structures that are compatible with the neighborhoods in which they are located. The standards in this section and the conditional use approval procedures of the Board of Zoning Appeals are intended to insure compatibility of home occupations or home occupation conditional uses with other permitted uses and with the residential character of the neighborhood.

511.02 - Permitted Home Occupation Requirements - A home occupation shall be defined as an occupation carried on within a dwelling unit by individuals residing in the residential dwelling and provided:

1) The appearance of the structure shall not be altered or the occupation within the residence shall not be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or signs. A home occupation shall be clearly incidental and secondary to the use of the unit for dwelling purposes.

2) The home occupation shall be contained solely within the existing dwelling unit and shall not occupy more than twenty percent (20%) of the gross floor area of the dwelling unit. No permitted home occupation shall be located within an accessory structure.

3) There is not more than one (1) non-resident employee.

4) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to normal senses off the lot, if the occupation is conducted in a single-family residence, or outside of the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

5) There shall be no outside storage of any kind related to a home occupation included in Section 511.02.

6) Specialized instruction or tutoring shall be limited to not more than three (3) individuals at a time.

7) Vehicular traffic and/or delivery traffic engendered from a permitted home occupation shall be limited to that observed as if no home occupation existed.

8) Signs or other on-site announcement of such home occupation shall be prohibited.

SECTION 512 - ACCESSORY BUILDINGS

512.01 – Accessory Building Defined – Refer to Section 720

512.02 - Location, Number and Size of Residential Accessory Buildings

1) Unless otherwise permitted by this Zoning Resolution, a lot zoned Rural, Residential or being utilized for residential purposes as listed in Section 201, Article II, shall contain no more than two (2) accessory buildings.

2) Accessory building development standards shall be based upon the following table and requirements:

Table of Accessory Building Development Standards

LOT SIZE	SET-BACK FROM PROPERTY LINES	MAXIMUM SIZE OF ACCESSORY BUILDINGS (Total Square footage of all structures)	MAXIMUM HEIGHT
Under one (1) acre	5 feet	720 square feet	25 feet
Equal to or greater than one (1) acre but less than two (2) acres	10 feet	1,440 square feet	25 feet
Equal to or greater than two (2) acres but less than three (3) acres	20 feet	2,160 square feet	25 feet
Equal to or greater than three (3) acres but less than four (4) acres	20 feet	2,880 square feet	25 feet
Equal to or greater than four (4) acres but less than five (5) acres	20 feet	3,600 square feet	25 feet
Five (5) or more acres (non agricultural)	20 feet	4,320 square feet	35 feet

Note: Chart reads from left to right.

a) An accessory building shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure.

b) In order to protect property values and encourage neighborhood stability, an accessory building shall have an exterior which is compatible in appearance to the principal building on the parcel or lot. For purposes of this resolution, trailers including but not limited to mobile homes, semi-tractor trailers and box trailers shall not be considered an accessory building.

c) Accessory buildings shall not infringe on sanitary or water systems. The location of accessory buildings shall comply with all applicable Franklin County Board of Health and/or Ohio Environmental Protection Agency regulations.

d) Accessory buildings shall be appropriately guttered and graded so as not to adversely affect adjacent property owners.

e) No commercial uses shall be permitted from an accessory building unless otherwise approved as part of a home occupation or commercial/industrial rezoning request.

f) Accessory buildings in excess of 200 square feet shall be subject to building plan approval and inspections and must have a permanent frost-free foundation as required by the Franklin County Building Code.

g) All accessory structures less than 200 square feet are required to meet all zoning requirements for accessory structures, including size, number and setback requirements from the property lines.

h) When two (2) accessory buildings are located on a lot in a residential zoning district or on a lot or parcel utilized for residential purposes, the sum of their square footage shall not exceed the maximum square footage permitted by this section.

i) An accessory structure shall not cause the property to exceed the lot coverage limit of the zoning district in which it is located.

j) An accessory building shall not be permitted in the absence of a principal structure.

SECTION 513 – SWIMMING POOLS

513.011 - Swimming Pools - Swimming pools may be allowed in any Single Family Residential Zoning District, Commercial or Multi-family Zoning Districts as permitted by this Resolution subject to compliance with the following regulations:

513.012 - Swimming Pools in Single Family Zoning Districts - In Single Family Zoning Districts, the following regulations shall apply:

1) Above Ground Swimming Pools:

    a) The swimming pool is intended for and is to be used solely for the enjoyment of the occupants of the dwelling unit on the property on which it is located.

    b) The swimming pool shall be located completely to the rear of the principal structure and shall not be located closer than ten (10) feet to the principal structure or any property line.

2) Below Ground Swimming Pools:

    a) The swimming pool is intended for and is to be used solely for the enjoyment of the occupants of the dwelling unit on the property on which it is located.

    b) The swimming pool shall be located completely to the rear of the principal structure and shall not be located closer than ten (10) feet to the principal structure or any property line.

    c) The swimming pool shall be walled or fenced. Such wall or fence shall be maintained in good condition and properly secured to prevent uncontrolled access.

513.013 - Swimming Pools in Multi-family Residential Zoning Districts - A pool(s) that is located within and is designed to service specifically a multi-family development shall be permitted as an accessory structure(s) irrespective of whether or not such pool is owned or operated by a Home-Owners' Association. A private pool designed to service specifically a multi-family development shall be subject to the same yard requirements as those listed for principal structures in that district.

513.014 - Community or Club Pools - Where permitted by the appropriate Commercial or Exceptional Use Zoning District, community or club pools, to be interpreted as being used for the enjoyment of the members and families, and guests of members of the association or club under whose jurisdiction the pool is operated, shall be walled or fenced to prevent uncontrolled access to the pool. Such wall or fence shall not be less than six (6) feet in height and access to such pool shall be adequately controlled by gate and lock. The pool and all accessory structures to include decks or areas used by bathers, shall not be closer than fifty (50) feet to any property line.

SECTION 514 - SEWAGE TREATMENT AND WATER SUPPLY SYSTEMS

514.01 - RESIDENTIAL DEVELOPMENT WITH SEWAGE TREATMENT OR WATER SUPPLY SYSTEMS – All individual, centralized and/or collective treatment systems shall comply with all applicable rules and requirements as set forth by the Franklin County Board of Health, Franklin County Sanitary Engineer, the Ohio Environmental Protection Agency (OEPA) and/or any other applicable agency.

SECTION 521 - SCREENING BY STRUCTURE OR LANDSCAPING REQUIRED

521.01 - SCREENING REQUIREMENTS - Certain activities shall be screened so that these activities will not be detrimental to adjacent land.

521.011 - Adjacent to Residential Zones and Planned Residential Development - The following list of activities, if developed adjacent to land in a Residential Zoning District or a Planned Residential District as listed in SECTION 201, ARTICLE II, shall be screened as prescribed, except that it is separated by a street right-of-way eighty (80) feet or more in width.

1) A parking area of one thousand (1000) square feet or more provided or intended for five (5) or more vehicles for commercial and industrial establishments.

2) A drive-in or outdoor service facility.

3) A commercial or industrial loading area.

4) An outdoor display area of goods in a complete, useable and normal condition, including samples and models, offered for retail sale.

Required screening shall be provided in accordance with the following standards, except as provided in other sections of this Zoning Resolution:

- It shall have an opaqueness of sixty percent (60%) or more.
- It shall be at least six (6) feet but not more than eight (8) feet in height.
- If screening is to be accomplished by landscaping, the landscape materials shall achieve the standards stated above within a period of five (5) years or less.

521.012 - Along a Public Street - The following list of commercial and industrial activities, in addition to being screened as prescribed, shall be one hundred percent 100% opaquely screened so that the activity is not visible from a public street within three hundred (300) feet of the lot on which the activity is located.

1) Articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, salvaged, or otherwise not being offered for retail sale in a completed, useable and normal condition.

SECTION 531 - OFF-STREET PARKING AND LOADING

531.01 - OFF-STREET PARKING SPACE REQUIRED - Off-street parking facilities shall be provided for the use of occupants, employees, and patrons of all uses, and off-street loading and vehicle storage space shall be provided for the handling of materials and products of commercial and industrial uses.

531.011 Parking Facilities – The design and construction of all facilities shall be subject to approval by the Blendon Township Zoning Inspector. Such required facilities, additional space provided, and access drives thereto, including required curb-cuts, shall be:

1) Sloped and constructed to provide adequate drainage of the area.

2) Surfaced with a sealed surface pavement.

3) Maintained in such a manner that no dust will be produced by continuous use.

531.012 - Parking Space Size - A parking space for one (1) vehicle shall be a rectangular area having dimensions of not less than nine (9) feet by eighteen (18) feet plus adequate area for ingress and egress.

531.013 Location of Space - Required off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking space required of several uses may be provided contiguous and in common to the several structures and uses served.

CHURCHES - Churches may establish with public or commercial establishments joint parking facilities for fifty percent (50%) or less of their required spaces provided that a written agreement thereto is obtained and that all parking areas so designated lie within three hundred (300) feet of the main entrance of the church.

531.014 Parking Area Setback – Parking areas shall be permitted in required yards developed in Commercial and Industrial Zoning District to within fifteen (15) feet of a Residential Zoning District or a Planned Residential District as listed in SECTION 201, ARTICLE II.

531.02 - MINIMUM NUMBER OF PARKING SPACES REQUIRED - A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

531.021 - Schedule of Parking Spaces - The parking space requirements for a use not specifically named herein shall be the same as required for a listed use similar in nature.

USE	SPACES REQUIRED
Residential	
Single-Family or Two-Family dwelling	Two (2) parking spaces per dwelling unit
Multi-Family with three (3) or more dwelling units	Two (2) parking spaces per dwelling unit

Town House Development	Two and a half (2½) parking spaces per dwelling unit
Apartment	One (1) parking space per dwelling unit
Boarding Home, Dormitory, Fraternity House having sleeping rooms, or Rooming House	One-third (1/3) parking space per occupant
Mobile Home	Three (3) parking spaces per dwelling unit
Party House, Tennis Court, Swimming Pool or other residentially shared structure	One (1) parking space for each one hundred (100) square feet of gross floor area

Commercial

Amusement Arcade	One (1) parking space for each fifty (50) square feet of gross floor area
Auditorium, Stadium, Conference Center, or large place of assembly	One (1) parking space for each thirty (30) square feet of gross floor area
Automobile Car Wash (automatic)	Two (2) parking spaces per site
Automobile Car Wash (self-service)	No parking spaces are required, however, each washing space shall be able to accommodate one (1) vehicle
Automobile Repair Garage	Two (2) parking spaces per service bay; a service bay shall not be utilized as a parking space
Automobile Sales	One (1) parking space for each five thousand (5,000) square feet of lot area used for vehicle display in addition to one (1) parking space for each three hundred (300) square feet of gross floor area
Automobile Service Station	Two (2) parking spaces per automobile service station
Barber Shop, Beauty Shop or similar Personal Service	Two (2) parking spaces per barber or beautician
Child Day Care Center, Kindergarten Or Nursery School	Two (2) parking spaces per classroom but in no case shall less than six (6) parking spaces be required
Bowling Alley	Four (4) parking spaces per alley or lane
Funeral Parlor and/or Mortuary	One (1) parking space for each one hundred fifty (150) square feet of gross floor area
General Office	One (1) parking space for each three hundred (300) square feet

	of gross floor area
Golf Course	Seven (7) parking spaces per hole plus one (1) parking space per two (2) employees on the combined work shift
Miniature Golf Course	Two (2) parking spaces per hole plus one (1) parking space per two (2) employees on the combined work shift
Driving Range	Two (2) parking spaces per three (3) playing locations
Hotel or Motel	One (1) parking space per each guest room
Medical or Dental Office	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
All Outdoor Display and Sales	One (1) space per one thousand (1,000) square feet of display area
Restaurant, Tavern or Dining Room	One (1) parking space for each seventy-five (75) square feet of gross floor area
Retail Store	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
Skating Rink or Dance Floor	One (1) parking space for each one hundred (100) square feet of gross floor area
Swimming Pool (indoor or outdoor)	One (1) parking space for each one hundred (100) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area used for spectator seating purposes
Tennis or Racquetball Facility	Two (2) parking spaces per court
Any other type of business or	One (1) parking space for each two hundred fifty (250) square commercial use in a commercial feet of gross floor area district
Institutional	
Church or other place of Religious Assembly	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
Elementary School	Two (2) parking spaces per classroom and one (1) parking space for each sixty (60) square feet of gross floor area in the auditorium or assembly hall
High School, Business, Technical or Trade School, College or University	Two (2) parking spaces per classroom and one (1) parking space for every ten (10) students for which the facility is designed; or one (1) parking space for each sixty (60) square feet of gross floor area in the auditorium or assembly hall, whichever is

	greater
Hospital	Two and a half (2½) parking spaces per bed
Housing for Elderly	Three fourths (3/4) parking space per dwelling unit
Library, Museum or Art Gallery	One (1) parking space for each four hundred (400) square feet of gross floor area
Sanatorium, Nursing Home, Children's Home or Asylum	One (1) parking space per two (2) beds

Industrial

Warehousing	One (1) parking space per motor vehicle used in the business; **plus** One (1) parking space per three thousand (3,000) square feet of gross floor area
Manufacturing	One (1) parking space per motor vehicle used in the business; **plus** One (1) parking space per three thousand (3,000) square feet of gross floor area

531.022 Computing Number of Spaces – Were two (2) or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements.

The parking spaces shall be to the next highest whole number where a fractional space results in computation.

531.03 - MINIMUM NUMBER OF LOADING SPACES REQUIRED – Structures having a gross floor area of 3,000 square feet or more and occupied by:

- Manufacturing
- storage and/or warehousing
- goods display
- retail and/or wholesale store
- hotel/motel
- hospital
- mortuary
- laundry and/or dry cleaning
- other uses requiring the receipt or distribution by vehicles of material and merchandise

Shall provide and maintain on the same lot of the structure in question at least one (1) off-street loading space and one (1) additional loading space for each ten thousand (10,000) square feet or fraction thereof of gross floor area in excess or three thousand (3,000) square feet.

531.031 Loading Space Dimensions – Each loading space shall have a minimum dimension not less than twelve (12) feet in width, sixty-five (65) feet in length and a vertical clearance of not less than fourteen (14) feet.

531.032 Loading Space Setbacks – Notwithstanding other provisions of this Resolution, off-street loading spaces may be located in the required rear or side yard of any commercial and/or industrial district provided that not more than ninety percent (90%) of the required rear or side yard is occupied, and no part of any loading space shall be permitted closer than fifty (50) feet to any Residential or Planned Residential District. A loading space(s) shall be setback a minimum of five (5) feet from the edge of an existing street or alley right-of-way.

531.033 Loading Space Access – All required off-street loading spaces shall have access from a public street or alley in such a manner that any vehicle entering or leaving the premises is traveling in a forward motion.

531.04 – COMMERCIAL AND INDUSTRIAL ACCESS DRIVES - Access drives (driveways) leading to and from a street shall be developed as follows:

531.041 - Width of Drive - An access drive shall not exceed thirty-six (36) feet in width, except at curb returns. All new curb cuts shall require approval from the Franklin County Engineer.

531.042 - Location of Drive - An access drive, exclusive of curb returns, shall be ten (10) feet or more from the side lot line and fifty (50) feet or more from another access drive.

531.05 - LIMITATION OF PARKING IN RESIDENTIAL ZONING DISTRICTS - The provision of parking space, either open or enclosed for the parking or storage of vehicles in a Residential Zoning District or Planned Residential Zoning District as listed in SECTION 201, ARTICLE II shall be subject to the following:

531.051 - Commercial Vehicles – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo or freight and shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck. Commercial vehicles shall not be allowed in a residential district or planned residential district except in association with a home occupation, subject to approval in accordance with SECTION 815, ARTICLE VIII.

This Section shall not apply to passenger cars that qualify as non-commercial motor vehicles, as defined in Section 4501.01 of the Ohio Revised Code.

531.052 Recreational Vehicles, Boats, Boat Trailers, Camping Trailers or Other Trailers Used for Household Related and Non-Commercial Activities – Recreational vehicles, boats, camping trailers or other trailers shall meet the following requirements:

1) No recreational vehicle, boat, camping trailer or other trailer shall be parked or otherwise stored or kept between a street and a principle structure unless enclosed within a permitted structure or accessory structure, and
2) Recreational vehicles parked or otherwise stored on residential properties shall comply with the following size requirements.
    a.) Two (2) acres or less – A recreational vehicle shall not exceed twenty-two (22) feet in length.
    b.) Over two (2) acres but less than four (4) acres – A recreational vehicle shall not exceed thirty-six (36) feet in length.
    c.) Four (4) or more acres – There shall be no length requirement.

3) Parking of a recreational vehicles shall be limited to one (1) recreational vehicle, or boat, or camping trailer or other trailer per residential lot or contiguous residential parcels under one ownership, unless enclosed with a permitted structure or accessory structure or:
    a.) Two (2) recreational vehicles, or boats, or camping trailers or other trailers for parcels 1.00 to 1.99 acres.
    b.) Three (3) recreational vehicles, or boats, or camping trailers or other trailers for parcels two (2) acres and above, but never to exceed three (3) recreational vehicles on one parcel or contiguous parcels under one ownership.

531.053 - Use of Recreational Vehicles, Camping Trailers or Other Trailers - Recreational vehicles, camping trailers and similar recreational vehicles and equipment, shall not be used as a dwelling unit or for living, sleeping or housekeeping purposes outside an approved recreational park/campground area.

531.054 - Inoperable Vehicles Including Motor Vehicles - Any permitted inoperable motor vehicle shall meet the requirements of Section 531.051 in terms of limiting commercial vehicles on residential lots. Not more than one (1) wrecked or otherwise inoperable motor vehicle shall be allowed per one (1) dwelling unit. Any permitted inoperable motor vehicle shall be parked or stored by completely enclosing

the same within a permitted or accessory structure, or by screening same with a one hundred percent (100%) opaque fence no less than six (6) feet and no more than eight (8) feet in height in such a manner so as not to be visible at ground level from any adjacent lot or street. For purposes of these regulations, storage of inoperable vehicles shall not be permitted between the principal structure and a street unless stored within an otherwise permitted accessory structure.

In addition, no such inoperable motor vehicle shall be parked or stored within a required side or rear yard unless the parking or storage space is completely enclosed by a permitted or accessory structure or screened by a totally opaque fence with a minimum height of six (6) feet and a maximum height limit of eight (8) feet.

An automobile or other vehicle is inoperable if it meets any one of the following subsections:

1) It does not meet Ohio Revised Code requirements for operating on a public street;

2) It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;

3) It is not operable on the public streets of because it is not currently licensed to so operate;

4) It is not capable of being operated on a public street due to missing or inoperable mechanical or electrical parts.

SECTION 541 - SIGN AND BILLBOARD REGULATIONS

PREFACE - The *SIGN AND BILLBOARD REGULATIONS* are intended to protect the public health, safety and morals by regulating the placement, size and general appearance of signs and billboards in order to:

1. Create a visually attractive economic and business climate by permitting signs and billboards which are compatible with their surroundings, orientation and physical appearance of the community;

2. Encourage signs and billboards that are readable;

3. Control the number, size and location of signs and billboards to reduce clutter;

4. Reduce hazards to the public that may be caused by signs or billboards overhanging public rights-of-way; and

5. Regulate signs and billboards so that they do not obstruct vision or interfere with the functions performed by drivers.

541.01 - SIGNS AND BILLBOARDS, GENERAL REQUIREMENTS IN ALL ZONING DISTRICTS

The following general requirements shall apply to signs and billboards in all zoning districts and are in addition to other specific requirements enumerated in the following sections:

1. No illuminated lighting device used in conjunction with an on-premise or off-premise sign shall be placed or directed so as to permit the illumination therefrom to be directly beamed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause direct glare or reflection that may constitute a hazard to public safety or create a nuisance;

2. Where applicable, all wiring, fittings, and materials used in the construction, connection, and operation of electronically illuminated on-premise or off-premise signs shall be in accordance with the provisions of the State of Ohio and local electrical codes in effect. Signs should be wired to UL (Underwriters Laboratory) standards, but need not be labeled UL;

3. Excepting specific limitations noted in Section 541.137, flashing lights, banners, posters, pennants, strings of lights, ribbons, streamers, or other similar moving devices shall not be displayed for advertising or attracting attention, either independently or as part of an on-premise or off-premise sign;

4. No on-premise or off-premise sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a roof, fire escape or any door or window giving access to any fire escape;

5. All on-premise and off-premise signs shall be erected to meet the construction standards of the City of Columbus Graphics Code, Chapter 3383 and any subsequent amendments thereto. The Columbus

Graphics Code is hereby adopted by reference and is hereby made a part of this Resolution;

6. All on-premise and off-premise signs shall be kept in a secure, safe condition. Should any on-premise or off-premise sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same, shall upon receipt of written notice from the Zoning Enforcement Officer proceed at once to put such on-premise or off-premise sign in a safe and secure condition or remove the on-premise or off-premise sign;

7. No on-premise of off-premise signs shall be mounted within any public right-of-way except by the government agencies having jurisdiction within that right-of-way, unless otherwise allowed by the provisions of the Blendon Township Zoning Resolution;

8. No on-premise or off-premise sign or other object shall be erected, used or maintained which in any way simulates official, directional or warning signs erected or maintained by the State of Ohio, by the County of Franklin, or by any township or municipality thereof, or by any railroad, public utility or similar authorized agency concerned with the protection of public health or safety;

9. No on-premise or off-premise sign shall be painted, attached to, or maintained on a rock, tree or other form of vegetation;

10. On-premise signs shall be erected and maintained only as accessory uses and/or structures to the principal use of a building or land. Whenever a principal use of a building or land changes, all on-premise signs which are accessory to the principal use shall be removed within ninety (90) days, unless a new principal use of a building or land is established and the on-premise sign(s) can be adapted to the new principal use in a manner permitted by this Zoning Resolution, Section 541.02, 541.021, 541.03 and the tables of elements;

11. No on-premise or off-premise signs shall obstruct pedestrian or vehicular visibility or otherwise interfere with the safe operation of vehicles or the safety of pedestrians;

12. Portable signs, including but not limited to trailer signs or "rollaway" signs, "A-Frame" signs and air activated attractions and devices <u>shall not be permitted</u>;

13. When conflict arises between the on-premise and off-premise sign requirements of this Resolution and those of the State of Ohio (ORC Chapter 5516) regarding the placement of on-premise and off-premise signs adjacent to state highways, the more restrictive regulation shall govern;

14. Off-premise signs shall be considered as a distinct land use unassociated with the primary use of a site. Off-premise sign regulations are found in Section 541 of this Resolution.

<u>541.02 - STANDARDS FOR THE LOCATION AND SIZE OF ON-PREMISE SIGNS</u> - In addition to the other provisions of this section governing the erection and maintenance of signs, the following standards for the location and size of signs are required in all zoning districts.

541.021 - The Relationship Between the Size of Signs and the Mass Size of Associated Buildings Determining the Size of Signs: The size of a permitted sign shall be determined by scaling signage to the mass size of the associated building in accordance with the following provisions:

1.) The size of one (1) face of a sign is determined by multiplying a predetermined mass factor

times the square root of the area of the facing of the building, expressed in square feet. The Tables of Elements specify the applicable mass factors. Either of the following two (2) methods may be used in determining the square root of the area of the facing of the building:

a.) The table in this section which provides rounded off factors for most average building sizes (see 541.021,8).

b.) Multiply the height times the width and extract the square root (H x W = square root of the face of the building).

2.) The height and width of a building face shall be determined in the following manner:

a.) The height of a building shall be the vertical distance measured from the established grade of the lot to the roofline in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of pitched roofs.

b.) The width of the building shall be the horizontal distance measured between the outermost vertical dimensions of any wall that is parallel to the facing of the building with which the sign if associated and visible from the public right-of-way.

3.) Properties that contain no building on which to relate mass factors set forth in the Tables of Elements shall determine sign size in accordance with the following formula:

a.) One (1) square foot of the sign area per lineal foot of street frontage for the first fifty (50) feet of frontage; plus

b.) One-half (1/2) of a square foot of sign area per lineal foot of street frontage for the second fifty (50) feet frontage; plus

c.) One-fourth (1/4) of a square foot of sign area per lineal foot of street frontage for the remainder of frontage up to one hundred fifty (150) feet.

4.) Properties that contain buildings that occupy less than ten percent (10%) of the lot may utilize the above formula in lieu of the mass factors set forth in the Tables of Elements.

5.) The maximum size for a free-standing sign erected within the first thirty-five (35) feet of setback from the existing public street right-of-way shall be three hundred (300) square feet or the size determined by Section 541.021, 1, 3 or 4, whichever is less. The maximum size of freestanding signs located beyond the one hundred (100) foot setback and all other types of graphics shall be the size determined by applying Section 541.021, 1, 3 or 4.

6.) Allowable sign size established by this Section are the maximum sizes allowed for each facing of the sign being regulated.

7.) If a building has frontage on, or access to, two (2) or more streets, highways, or expressways, each side of the building is to be separately considered for purposes of determining compliance with the provisions of this Section and the Tables of Elements. Except as otherwise provided in this Section, size allowances for signs may be utilized only on the side of the building from which they are calculated.

8.) **Table of Square Root of Height Times Width**.

Ö Height x width = X (rounded to nearest whole number)

Width®

Ht.¯	10	15	20	25	30	40	50	60	70	80	90
10	10	12	14	16	17	20	22	25	27	28	30
15	12	15	17	19	21	25	27	30	32	35	37
20	14	17	20	22	25	28	32	35	38	40	42
25	16	19	22	25	27	32	35	39	42	45	48
30	17	21	25	27	30	35	39	42	46	49	52
40	20	25	28	32	35	40	45	49	53	57	60
50	22	27	32	36	39	45	50	55	59	63	67
60	25	30	35	39	42	49	55	60	65	69	74
70	27	32	38	42	46	53	59	65	70	75	79
80	28	35	40	45	49	57	63	69	75	80	85
90	30	37	42	48	52	60	67	74	79	85	90

541.03 - SPECIAL LIMITATIONS FOR ON-PREMISE SIGNS - The erection and maintenance of signs shall be permitted for the purposes listed below in accordance with the following provision:

1.) FREE-STANDING SIGNS

A.) Except as otherwise provided, any building housing one (1) or more activities may display one (1) freestanding sign of the area and height limitations permitted by the Tables of Elements, provided the following additional provisions are met:

1.) The sign to the front leading edge of the sign and its supporting structure are set back at least fifteen (15) feet from the existing adjacent highway right-of- way.

2.) The building does not display a projecting sign.

3.) The height of the freestanding sign shall be measured from the established grade of the property or the grade elevation of the edge of pavement, street or highway of the public right-of- way directly perpendicular in front of the proposed location of the sign.

4.) No additional sign shall be attached to any part of a freestanding sign other than on the display surfaces originally constructed as part of such sign. Attach-on signs, such as credit card

decals and symbols of nationally known products, must be included within the original display surfaces; otherwise, attach-on signs are prohibited.

5.) In areas where the existing building locations or other permanent obstructions prevent free-standing signs or projecting signs from being seen by passing motorists when erected in accordance with the provisions of this section, a free-standing sign not to exceed thirty (30) inches in height may be located to within fifteen (15) feet of the curb line or edge of right-of- way; however, in no case shall the free-standing sign be located within an existing right- of-way.

6.) Free-standing signs located within the first one hundred (100) feet of setback from the existing public street right-of-way shall not exceed three hundred (300) square feet in size or the size determined by the Tables of Elements, whichever is smaller. The maximum size of freestanding signs erected beyond the one hundred (100) foot setback shall be that allowed by the Tables of Elements.

7.) If a free-standing sign consists of more than one section or module per facing, the area of each individual sign component shall be added together and shall not exceed the permitted sign area for that particular location.

8.) As permitted, when more than one (1) free standing sign is to be placed on a lot, the facing of each free standing sign shall be oriented to the public street or highway right-of-way opposite the face of the building for which the free standing sign is permitted.

B.) Table of Elements for Free-Standing Signs

INSTITUTIONAL TABLE OF ELEMENTS FOR FREE STANDING SIGNS IN
Zoning Districts SO and RI
Religious Uses, Schools and Parks

M = Mass Factor H = Height of Sign

Road Character		Setback distance from right-of-way line (in feet)													
		0		0		15		25		50		75		100	
# lanes	Speed limit			M	H	M	H	M	H	M	H	M	H	M	H
Single Lane	£35 mph	*	*	*	*	.5	15	1	15	1.5	20	1.5	20	1.5	25
Single Lane	>35 mph	*	*	*	*	1	15	1.5	15	2	20	2	25	2	25
Multi-Lane	£35 mph	*	*	*	*	1	15	1.5	20	2	25	2	25	2	25
Multi-Lane	>35 mph	*	*	*	*	1.5	15	2	20	2	25	2	25	2	25
Freeway or Controlled Access		*	*	*	*	1.5	15	2	25	2	25	2	25	2	25

Notes: * means limited or not permitted
** Public right-of-way line

<u>Zoning District</u>
SOI - Suburban Office and Institutional
RI – Restricted Industrial

Table of Elements for Free Standing Signs, for
Heavy Commercial - Industrial Zoning districts: CC, CS, PSC, PHS, LI, GI

Road Character		Set back distance from right-of-way line (in feet) *0*				15		25		50		75		100	
# of lanes	Speed limit					M	H	M	H	M	H	M	H	M	H
Single Lane	£35 mph	*	*	*	*	2	20	2	20	4	30	5	35	6	35
Single Lane	>35 mph	*	*	*	*	3	20	3	20	5	30	6	35	7	35
Multi-lane	£35 mph	*	*	*	*	4	20	4	25	6	35	7	35	8	35
Multi-lane	>35 mph	*	*	*	*	4	20	5	25	7	35	8	35	8	35
Freeway or Controlled Access		*	*	*	*	4	20	5	30	7	35	8	35	8	35

Notes:
* limited
** public right-of-way line

Zoning District
CC – Community Commercial
CS – Community Service
PSC – Planned Shopping Center
PHS – Planned Highway Service
LI – Limited Industrial

TABLE OF ELEMENTS FOR FREE STANDING SIGNS, (CONTINUED)

Tables of Elements for Free Standing Signs, cont.[1]
Light Commercial - Industrial Table of Elements
Zoning Districts: NC, SCPD, PIP, EQ, OG, EU

Road Character		Set back distance from right-of-way line (in feet)													
		0			15			25		50		75		100	
# of lanes	Speed limit					M	H	M	H	M	H	M	H	M	H
Single Lane	£35 mph	*	*	*	*	1	20	1	20	2	30	3	25	4	35
Single Lane	>35 mph	*	*	*	*	1.5	20	1.5	20	2.5	20	3.5	25	4.5	30
Multi-lane	£35 mph	*	*	*	*	2	20	2	20	3	25	4	30	5	35
Multi-lane	>35 mph	*	*	*	*	2	20	2.5	20	3.5	25	4.5	30	5	35
Freeway/ or Controlled Access		*	*	*	*	2	20	3	25	4	30	5	35	5	35

Notes:
* limited
** public right-of-way line

Zoning District
NC - Neighborhood Commercial
SCPD - Select Commercial Planned District
PIP - Planned Industrial Park
EQ - Excavation and Quarry
OG - Oil and Gas
EU - Exceptional Use

C.) Signs in Regional Shopping Centers - Signs in regional shopping centers (commercial centers having a minimum frontage of one thousand (1,000) feet along a public street) shall be permitted as follows:

1.) Regional shopping centers may display two (1) freestanding signs for each street frontage provided the signs are set back from the side property lines by at least two-hundred fifty (250) feet and from the public right-of-way line by at least twenty five (25) feet. For the purposes of identification, one (1) sign may be sixty (60) feet in height and up to five hundred (500) square feet in size; the second free-standing sign shall not exceed thirty-five (35) feet in height nor three hundred (300) square feet in size.

3.) In addition, each regional shopping center may identify each exit or entrance with a graphic not to exceed twenty (20) square feet and not more than ten (10) feet high.

4.) Each individual activity within the regional shopping center may display one (1) wall sign per frontage in accordance with the table of elements for wall signs.

D.) Exceptions to Setback Requirements for Freestanding Signs

1.) Where a structure that constitutes a visual obstruction, other than an on-premise sign, precedes the subject site in the direction of traffic flow within one hundred sixty (160) feet of the center point of the street frontage of the subject site and is less than fifteen (15) feet behind the right-of-way, a freestanding sign may be erected at the setback of said structure, subject to the following conditions:

a.) The freestanding sign will not project over the public right-of-way.

b.) The size shall be as specified in the Table of Elements for freestanding signs for the appropriate zoning district for fifteen (15) foot setback.

c.) Unless otherwise permitted by Section 541.03, 1, a (5), no freestanding sign permitted by Section 541.03, 1, (d) shall be established less than ten (10) feet above street grade.

d.) Setback reductions allowed herein are temporary and should the site conditions that led to the special treatment of free-standing signs in 541.03, 1, (d) change, the sign erected under this Section shall be moved to a conforming located by the sign's owner.

e.) A certificate of zoning compliance shall be obtained for each freestanding sign in accordance with the provisions of Section 705.02.

2.) WALL SIGNS - Except as otherwise provided by this Section, any activity may display wall signs for each wall of the building which faces a public street, in accordance with the Tables of Elements, providing the additional requirements are met:

a.) The allowable area of wall signs permitted by the Table of Elements shall be that of the advertising area of individual letters and symbols when they are attached directly to the building, thereby utilizing the building wall as the background (area of individual letters only). Where the sign incorporates its own background, the allowable area of the sign permitted by the Table of Elements shall be the sign area as defined in this Section.

b.) A wall sign may be attached flat to or be pinned away from the wall of a building, but such sign shall not project from the wall by more than eighteen (18) inches.

c.) A wall sign may be located in the plane of, but below the top roofline of a building. Such sign shall have a clearance height of not less than seven and a half (7.5) feet at its lowest point.

d.) A wall sign may be located at the front edge of a canopy or marquee, provided such sign shall not project beyond the horizontal or vertical dimensions of the wall with which it is associated.

e.) A wall sign shall not extend beyond the perimeter of the wall or facia to which it is attached. f.)

In addition to the above provisions, one (1) wall sign may be displayed on the side or rear of a building adjacent to the off-street parking area provided for that building for the purpose of instructing customers of the parking procedures, providing, however, that the sign does not exceed twelve (12) square feet in size. The sign may be illuminated during the hours of operation of the activity.

g.) A sign attached to the side wall of a building other than those permitted above, but oriented to a street on which the building faces, may be displayed on the side wall, but it shall be counted as part of the total wall sign area allotment associated with the building front.

h.) Table of Elements for Wall Signs

Institutional Table of Elements, Wall Signs
Zoning Districts: SOI, RI
Religious Uses, Schools and Parks

Road Character		Set back distance from right-of-way line (in feet) *0*		15		25		50		75		100			
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	1*		1		1		1		1.5		1.5		1.5	
Single Lane	>35 mph	1*		1		1		1		1.5		1.5		1.5	
Multi-lane	£35 mph	1*		1		1		1.5		2		2		2	
Multi-lane	>35 mph	1*		1		1		1.5		2		2		2	
Freeway or Controlled Access		Ù		1.5		1.5		2		2		2		2	

Notes:
* limited Ù prohibited
** public right-of-way line

Zoning District
SOI - Suburban Office and Institutional
RI - Restricted Industrial

Tables of Elements for Wall Signs, cont.

Light Commercial - Industrial Table of Elements
Zoning Districts: NC, SCPD, PIP, EQ, OG, EU

Road Character		Set back distance from right-of-way line (in feet) *0*		15		25		50		75		100			
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	2*		2		2		3		4		4		5	
Single Lane	>35 mph	2*		2		2		3.5		4.5		5		6	
Multi-lane	£35 mph	2*		2		2		4		6		6		6	
Multi-lane	>35 mph	3*		3		3		4		6		6		6	
Freeway or Controlled Access		Ù		3.5		3.5		4		6		6		6	

Notes:
* limited Ù prohibited
** public right-of-way line

Zoning District
NC - Neighborhood Commercial
SCPD - Select Commercial Planned District
PIP - Planned Industrial Park
EQ - Excavation and Quarry
OG - Oil and Gas
EU - Exceptional Use

Heavy Commercial - Industrial Table of Elements for Wall Signs
Zoning districts: CC, CS, PSC, PHS, LI, GI

Road Character		Set back distance from right-of-way line (in feet) *0*		15		25		50		75		100			
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	3*		3		3		4.5		6		6		7.5	
Single Lane	>35 mph	3*		3		3		4.5		6		7		8	
Multi-lane	£35 mph	3*		3		3		5		7		8		8	
Multi-lane	>35 mph	4*		4		4		6		7		8		8	
Freeway or Controlled Access		Ù		5		5		7		8		8		8	

Notes:
* limited Ù prohibited
** public right-of-way line

Zoning District
CC - Community Commercial
CS - Community Service
PSC - Planned Shopping Center
PHS - Planned Highway Service
LI - Limited Industrial

i.) A certificate of zoning compliance shall be obtained for each wall sign in accordance with the provisions of Section 705.02.

3.) ROOF SIGNS - A roof sign shall be displayed only in accordance with the following provisions:

a.) Buildings in excess of forty (40) feet in height may display a roof sign in addition to those signs permitted in other sections of 541.03, providing the total area of the roof sign and any wall signs used do not exceed the maximum sign area permitted by Section 541.03, 2.

b.) Buildings up to and including forty (40) feet in height may display a roof sign in lieu of and of the area permitted by Section 541.03, 2. Such sign shall be oriented only to a public street upon which the building fronts.

c.) Roof signs permitted under both conditions, whether a part of the building's initial design or an addition after the building is constructed, shall be constructed to appear as an integral part of the supporting building. All roof signs must meet the following minimum specifications:

1.) The structural support for the sign must be enclosed to form a background to the message.

2.) The plane of the signs advertising area must appear as a vertical continuation of the plane of the building's wall with which it is associated, unless otherwise originally designed as an integral part of the building.

3.) A roof sign shall not project beyond the vertical boundaries of the wall with which it is associated.

4.) The combined height of the building and the roof sign shall not exceed the height restriction of the underlying zoning district.

5.) The message of a roof sign shall be limited to the identification of the building or the principal occupant.

6.) A roof sign shall be enclosed so that no support structure is visible from any public right-of-way or any residential use or residentially zoned district within five hundred (500) feet.

7.) All roof signs shall bear the stamp of approval for structural integrity by a professional engineer.

d.) A certificate of zoning compliance shall be obtained for each roof sign in accordance with the provisions of Section 705.02.

4.) PROJECTING SIGNS - Except as otherwise provided by this Section, any building housing one (1) or more activity may display one (1) projecting sign on each street frontage in accordance with the Tables of Elements, provided the following additional requirements are met:

a.) The building or property does not display a free- standing sign.

b.) Projecting signs must clear the established grade of the property by at least seven and one-half (7 1/2) feet.

c.) Projecting signs shall not extend above the wall or facia to which they are attached, except that freestanding signs treated as projecting signs shall not exceed twenty (20) feet in height.

d.) A wall sign permitted by Section 541.03, 2 is not used.

e.) Table of Elements for Projecting Signs.

Institutional Table of Elements for Projecting Signs
Zoning Districts: SOI, RI
Religious Uses, Schools and Parks

Road Character		Set back distance from right-of-way line (in feet) *0*		15		25		50		75		100			
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	.5*		.5*		.5		1		1.5		1.5		1.5	
Single Lane	>35 mph	1*		1*		1		1		1.5		1.5		1.5	
Multi-lane	£35 mph	1*		1*		1		1.5		1.5		1.5		1.5	
Multi-lane	>35 mph	1.5 *		1.5 *		1.5		1.5		1.5		1.5		1.5	
Freeway or Controlled Access		Ù		1.5 *		1.5		1.5		1.5		1.5		1.5	

Notes:
* limited Ù prohibited
** public right-of-way line

Zoning District
SOI - Suburban Office and Institutional
RI - Restricted Industrial

Tables of Elements for Projecting Signs, cont.

Light Commercial - Industrial Table of Elements
Zoning Districts: NC, SCPD, PIP, EQ, OG, EU

Road Character		Set back distance from right-of-way line (in feet) *0*		15		25		50		75		100			
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	1*		2		2		3		4		4		4	
Single Lane	>35 mph	1.5 *		2		2		3		4		5		5	
Multi-lane	£35 mph	2*		3		4		4.5		5		6		6	
Multi-lane	>35 mph	3*		3		4		6		5		6		6	
Freeway or Controlled Access		Ù		3		4		6		6		6		6	

Notes:
* limited Ù prohibited
** public right-of-way line

Zoning District
NC - Neighborhood Commercial
SCPD - Select Commercial Planned District
PIP - Planned Industrial Park
EQ - Excavation and Quarry
OG - Oil and Gas
EU - Exceptional Use

Heavy Commercial - Industrial Table of Elements, Projecting Signs
Zoning districts: CC, CS, PSC, PHS, LI, GI

Road Character		Set back distance from right-of-way line (in feet) *0*		15		25		50		75		100			
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	1*		2		2		3		3		4		4	
Single Lane	>35 mph	1.5 *		2		2		3		3.5		4		5	
Multi-lane	£35 mph	2*		3		4		4		4.5		5		6	
Multi-lane	>35 mph	3*		3		4		5		6		5		6	
Freeway or Controlled Access		Ù		3		4		5		6		6		6	

Notes:
* limited Ù prohibited
** public right-of-way line

Zoning District
CC - Community Commercial
CS - Community Service
PSC - Planned Shopping Center
PHS - Planned Highway Service
LI - Limited Industrial

f.) A certificate of zoning compliance shall be obtained for each projecting sign in accordance with the provisions of Section 705.02.

g.) No projecting sign shall extend over a public right-of- way.

5.) DEVELOPMENT AREA IDENTIFICATION SIGNS - A Development Area Identification Sign shall be permitted for residential sub-divisions, multi-family residential complexes, or institutions in accordance with the following:

a.) A Development Area Identification Sign shall be permitted adjacent to arterial streets as defined by the Franklin County Thoroughfare Plan at major access points to the subdivision, complex, or institution.

b.) A Development Area Identification Sign shall not be located within fifteen (15) feet of the public right-of- way of the arterial street abutting the Development Area.

c.) A Development Area Identification Sign shall not be located within eight (8) feet from the pavement or curb of any internal street or private drive within the Development Area. In no case shall a Development Area Identification Sign be located within a public right-of- way.

d.) The message shall be limited to the name, logo and street address of the complex.

e.) The size of the Development Area Identification Sign shall not exceed ninety-six (96) square feet and the height or width of the sign shall not exceed twelve (12) feet.

f.) A certificate of zoning compliance shall be obtained for each Development Area sign in accordance with the provisions of Section 705.02.

g.) The sight triangle required by Section 504.02 shall be maintained.

6.) DIRECTIONAL AND INFORMATIONAL SIGNS - Signs conveying directions or instructions with respect to the premises on which it is located may be constructed on the premises. Directional signs shall be limited to eight (8) square feet in area. A certificate of zoning compliance must be obtained for each directional and informational sign, in accordance with the provisions of Section 705.02.

7.) BULLETIN BOARDS - Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies may be erected on the premises of such institutions in any zoning district.

a.) Their maximum area shall not exceed fifteen (15) square feet.

b.) A certificate of zoning compliance must be obtained for each bulletin board in accordance with the requirements of Section 705.02.

8.) HOME OCCUPATIONS - One (1) sign shall be permitted for home occupations in compliance with Section 511.03. If it is flatly affixed against the surface of the dwelling, it may be indirectly illuminated by reflected light or backlight. The intensity of illumination shall be limited or shielded to prevent demonstrable adverse affects on adjacent property. If a detached sign is erected for a home occupation, it must not be illuminated:

a.) The maximum permitted area is three (3) square feet on one (1) side.

b.) A certificate of zoning compliance shall be obtained in accordance with the provisions of Section 705.02.

9.) CONDITIONAL USES - Signs for conditional uses shall be indicated on the development plan, submitted in accordance with Section 815.022, and shall be constructed and maintained in accordance with these regulations.

10.) SIGNS IN PLANNED DEVELOPMENT AREAS - Signs in a Planned Development zoning district shall be constructed and maintained in accordance with these regulations and with the plans, guidelines, and concepts established for signs approved as a part of the development plan.

11.) TEMPORARY SIGNS IN NON-RESIDENTAL ZONING DISTRICTS - One (1) temporary sign may be erected on a lot in any office, commercial or industrial zoning district to announce special public or institutional events, or the erection, sale or remodeling of a building or development subject to the following:

a.) The maximum permitted area of a temporary sign is as follows:

1.) Street frontage zero to two hundred and fifty (0-250) feet, sixty-four (64) square feet sign area permitted.

2.) Two hundred and fifty-one (251) plus feet of road frontage, ninety-six (96) square feet permitted.

b.) A temporary sign may be erected for a period of two (2) years plus the construction period, if applicable. A Certificate of Zoning Compliance for a temporary sign per this Section may be renewed for up to one (1) additional year.

c.) No temporary sign shall be located closer than twenty (20) feet to the pavement of any public street. No temporary sign shall be located within a public right- of-way.

d.) Excepting a temporary sign of thirty-three (33) square feet or less, a certificate of zoning compliance must be obtained prior to construction of a temporary sign, as required by Section 705.02.

12.) TEMPORARY SIGNS IN RESIDENTIAL ZONING DISTRICTS - Signs announcing the sale or lease of land and or building(s) or the construction or remodeling of a building may be erected in the residential zoning districts, provided:

a.) That such sign shall be non-illuminated; and

b.) That the maximum area of signs advertising a sale or lease of a building and or land shall conform to the following:

1.) Zero to one hundred and fifty (0-150) feet abutment on a public right-of-way permits eight (8) square feet maximum sign area.

2.) One hundred and fifty to two hundred and fifty (150-250) feet abutment on a public

right-of-way permits sixty-four (64) square feet maximum sign area.

3.) Two hundred and fifty-one (251) and more feet of abutment on a public right-of- way permits no more than ninety-six (96) square feet in size.

c.) That no certificate of zoning compliance shall be required for signs advertising the sale, lease or rent of a building provided said sign does not exceed eight (8) square feet in area and it shall be non-illuminated.

d.) That signs announcing the construction or remodeling of a building in residential zoning districts shall not exceed twenty-five (25) square feet in area and shall be removed from the premises as freestanding signs upon reaching an occupancy rate of ninety percent (90%) of the newly constructed or remodeled building.

e.) That signs announcing special public or institutional events may be erected on the premises of permitted, conditional or legally nonconforming institutions or businesses in residential zoning districts. They must not exceed twenty-five (25) square feet in area, and must comply with Section 541.03 (11) c herein. Said signs shall not be displayed for longer than thirty (30) days.

13.) AGRICULTURAL PRODUCT SIGNS - Farm Markets as permitted by Section 303.21, Ohio Revised Code may display signs identifying the sale of agricultural products such as vegetables, eggs, straw, hay and seeds grown or produced upon the premises on which the agricultural products sign is located in accordance with the following:

a.) The maximum size of an agricultural product sign shall be thirty-two (32) square feet.

b.) Any agricultural product sign shall be separated from another agricultural product sign on the same premises by at least two hundred fifty (250) feet.

c.) All agricultural product signs shall be located outside a public street or highway right-of-way.

d.) Agricultural product signs shall be removed from the lot upon cessation of the sale of the agricultural product or products.

541.1 - BILLBOARD AND OTHER OFF-PREMISE SIGNS

541.12 - GENERAL PROVISIONS - The purpose of this section is to regulate the installation and use of billboards and other off-premise signs. The erection and maintenance of billboards and off-premise signs shall be subject to the following provisions:

541.121 - Billboards in Commercial and Industrially Zoned Areas - In addition to the general requirements of Section 541.01 and as permitted by Section 519.20 of the Ohio Revised Code, billboards shall be allowed in "all districts zoned for industry, business, trade or land used for agricultural purposes" in accordance with the following regulations. Billboards in any other zoning district are prohibited.

541.122 - Agricultural Purposes - Refer to Section 110.011 of the Blendon Township Zoning Resolution and Section 519.21 of the Ohio Revised Code for regulatory authority as it relates to agriculture. To this end, billboards shall be permitted in the Rural Zoning District as follows:

- Billboards shall not be permitted on any lot of one (1) acre or less.

- Billboards shall be permitted on any lot greater than one (1) acre but not greater than five (5) acres provided the lot is currently being utilized for agricultural purposes as defined by Section 519.01 of the Ohio Revised Code. Vacant or otherwise fallow land shall not necessarily constitute an agricultural purpose.

- Billboards shall be permitted on any lot greater than (5) acres in size, regardless of use, provided all other requirements are met.

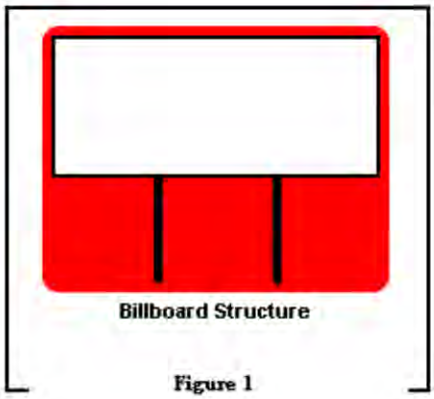
541.123 - Reference - For the purposes of this Section, the street to which a billboard is oriented shall be that street which is most nearly perpendicular to the sign face.

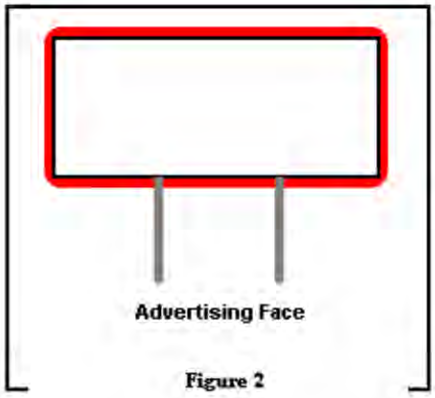
541.124 - Definitions - For the purposes of this Section, the word "agriculture" shall be defined as it is described in Section 519.01 of the Ohio Revised Code and Section 720.011 of this resolution. An off-premise sign is a billboard by definition and is further defined by Section 720.011 of this resolution. No person shall use any billboard as an on-premise sign.

Agriculture - includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; 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.

Billboard (Off-Premise Sign) - A billboard shall be defined as a sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located. A billboard is an *Advertising Structure.* An advertising structure shall be the entire structure including the advertising face and any supporting or appurtenant structures thereto. (See Fig. 1)

Advertising Face (Sign Face) – An advertising face shall be that advertising area of the billboard (advertising structure) devoted solely to advertising purposes. (See Fig. 2)





<u>541.13 - STANDARDS FOR THE LOCATION AND SIZE OF BILLBOARDS</u> - In addition to the other provisions of this section governing the erection and maintenance of billboards, the following standards for the location and size of billboards shall be required:

541.131 - Billboard Size Requirements

1-a.) The maximum advertising area permitted for a single billboard facing a public street having an existing right-of-way width of less than eighty (80) feet shall be three hundred (300) square feet, in each direction, excluding embellishments. Said embellishments shall not exceed fifteen percent (15%) of the approved advertising area and shall not extend beyond the top of the approved advertising face by more than four (4) feet, nor beyond the sides and bottom of the approved advertising face by more than one and one-half (1.5) feet.

2-a.) The maximum advertising area permitted for a single billboard facing a street having an existing right-of-way width of eighty (80) feet or more shall be six hundred and seventy-two (672) square feet excluding embellishments. Said embellishments shall not exceed twenty-five percent (25%) of the approved advertising area and shall not extend beyond the top of the approved advertising face by more than six (6) feet, nor extend beyond the sides and bottom of the approved advertising face by more than two (2) feet.

2-b.) A maximum of four (4) advertising faces; two (2) of which face in one (1) direction and two (2) of which face in the opposite direction, shall be permitted provided they are equal in size and separated by a space of not less than one and one-half (1.5) feet and not more than five (5) feet. The total combined advertising area, in each direction, shall not exceed six hundred (600) square feet. (Refer to Fig. 3)

2-c.) In addition to the requirements listed above, any permitted advertising structure constructed in a "V" configuration, shall be comprised of a maximum of four (4) advertising faces and a maximum back spread of fifteen (15) feet between advertising faces at any one (1) given point. (Refer to Figure 3c and 3d)

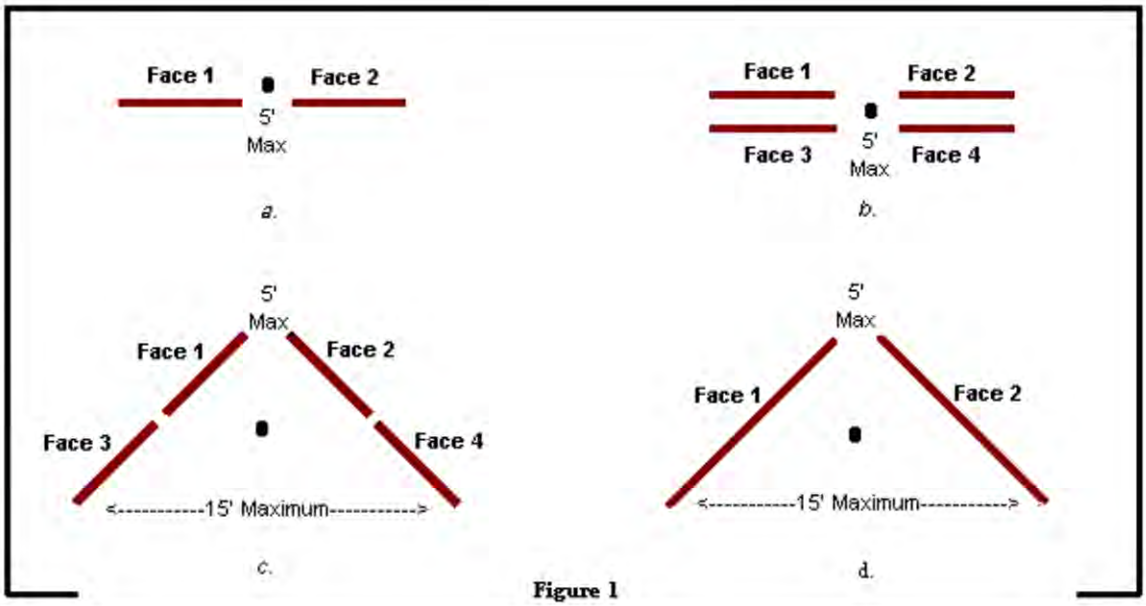


Figure 1

Note: For purposes of Section 541.1, an advertising face shall be one (1) advertising panel which is located on one (1) side of any permitted billboard.

541.132 - Location Requirements

1) Any billboard or any portion thereof, shall be set back a minimum of two hundred (200) feet from any residentially zoned district located along the same street that the billboard is oriented to. Said measurement shall be made from the nearest residential lot line to the nearest portion of the proposed billboard and shall apply to both sides of the street. The minimum setback from any residentially zoned district located on any street other than the one the billboard is oriented to shall be sixty (60) feet.

2) A free-standing billboard or any portion thereof shall not be erected, constructed or extended closer to the street right-of-way line than twenty-five (25) feet, or the required building setback, whichever is greater (the required building setback line is established from the centerline of a right-of-way a distance equal to the width of the existing right-of-way or the width of the right-of-way proposed in the Franklin County Thoroughfare Plan, whichever is greater). A billboard attached to the wall of a building may be located at the building line regardless of the required setback.

3) No billboard shall be located within one thousand (1,000) feet of any historic site, historic district, public park, or greenway. A greenway is defined as any natural corridor, typically consisting of a waterway and adjacent land.

4) The use of a trash can, telephone booth, seat bench, bus shelter, vending machine, recycling container or trailer for or in support of a billboard is prohibited.

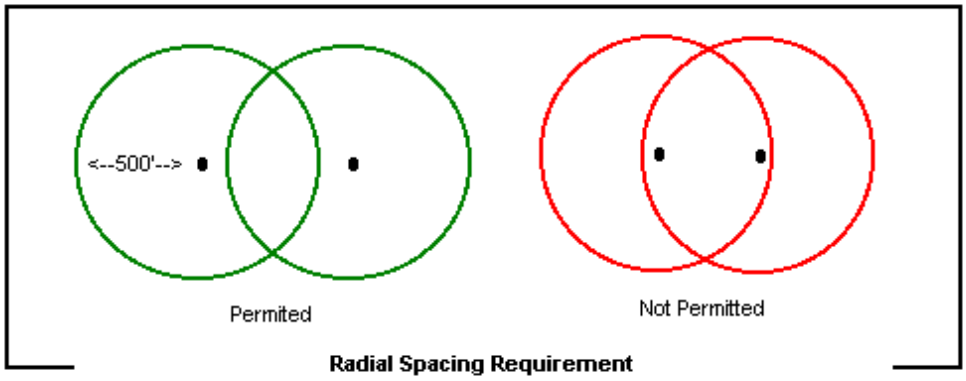
5) Where a property adjoins a limited access right-of-way, a billboard shall be erected no closer than

fifty (50) feet from the property line adjoining the limited access line.

541.133 - Spacing Requirements

The spacing requirements contained herein are divided into two (2) tests: A ***radial spacing*** and a ***lineal spacing*** requirement exists for all billboards regardless of size. All proposed billboards shall meet both tests and the most restrictive shall apply. These spacing requirements shall be measured from a point located at the center of a proposed billboard and extend to a point located at the center of any other existing billboard whether built or unbuilt and regardless of political jurisdiction. Each billboard site location shall be separated from every other billboard site location in accordance with the following:

1.) The radial spacing requirement shall separate each billboard from every other billboard by no less than five-hundred (500) feet regardless of sign orientation, size or political jurisdiction.



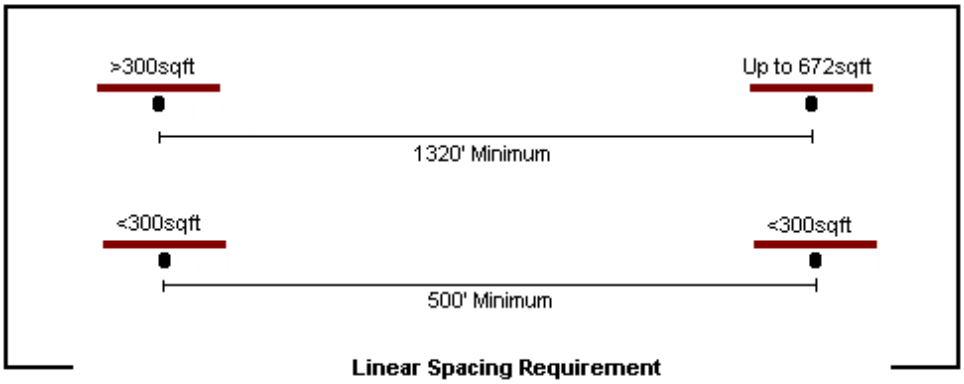
2.) Lineal spacing requirements shall be measured along the center line of the street that the billboard is oriented to and the measurement shall apply to both sides of the street. Lineal spacing requirements shall be as follows:

A billboard advertising face containing up to three hundred (300) square feet of advertising area, in each direction, shall be located:

At least 1,320 feet from all billboards containing 301-672 square feet of advertising area, and;
At least five hundred (500) feet from all billboards containing up to three hundred (300) square feet of advertising area.

A billboards advertising face containing 301 to 672 square feet of advertising area, in each direction, shall be located:

At least 1,320 feet from all other billboards regardless of size.



Linear Spacing Requirement

541.134 - Height Requirements

1.) A billboard containing an advertising face of one-hundred (100) square feet or less in area shall not exceed twenty (20) feet in height as measured from the edge of street pavement to the top of the billboard advertising face.

2.) A billboard containing an advertising face greater than one-hundred (100) square feet in area shall not exceed thirty-five (35) feet in height as measured from the edge of street pavement to the top of the billboard advertising face.

3.) Any billboard oriented to an elevated street shall extend no more than thirty-five (35) feet above the elevation of the edge of street pavement and in no case shall exceed fifty (50) feet. An elevated street shall be any street with a centerline street pavement ten (10) or more feet higher than the grade located adjacent to the street right-of-way.

541.135 - Display Of Wall Billboards - Wall billboards may be displayed in accordance with the following provisions:

1.) A billboard may be placed on the wall of a building provided only one (1) billboard shall be permitted on one (1) wall of any structure. Said billboard shall not exceed three hundred (300) square feet in size

nor project beyond the perimeter of the wall or facia to which it is attached.

541.136 - Hand Tacked Off-Premise Billboards Including Garage Sale Signs - Hand tacked billboards may be used on private residentially zoned property for a period of not more than four (4) times each year to advertise activities such as, but not limited to, garage sales, school events, or church bazaars. Said sign is to be removed within fourteen (14) days of each occurrence and shall not exceed six (6) square feet in size.

541.137 - Lights and Movement Limitations - The following limitations shall apply to all billboards that utilize special effects including a time and temperature device and/or message center, a three-dimensional display, and any display that utilizes movement or gives the appearance of movement:

1.) Flashing lights or bare bulb illumination shall not be permitted on any billboard except for a time and temperature device or a message center.

2.) All parts of a billboard special effect display shall be contained within the boundaries of the sign faces.

3.) Each advertising face utilizing a copy change procedure shall display each individual copy a minimum of seven (7) seconds.

4.) No part of a three-dimensional billboard display shall project perpendicularly more than thirty-six (36) inches from the plane of the sign face.

5.) A revolving or rotating billboard shall not be permitted, except that elements forming a sign face may rotate as part of a copy change procedure. Each permitted revolving element shall be limited to a maximum of eight (8) revolutions per minute.

6.) Auditory effects, including music, shall not be permitted as part of any billboard display.

541.138 - Inventory And Permitting - Every billboard shall be subject to the following inventory and permit requirements:

1.) Each billboard shall be identified with the owner's or the erector's name. Each application for a billboard shall be accompanied by an affidavit, signed by the landowner, and shall specify that the applicant has exclusive permission to erect and maintain a billboard on the property for which a zoning certificate is requested.

2.) All work permitted under an approved zoning certificate shall be completed within one (1) calendar year from the date of issuance of said certificate. All application requests must meet the development standards of the billboard regulations on the day of filing with the exception of a re-application for which the existing permit holder must submit within ten (10) working days prior to the date of expiration of the original permit.

3.) The Blendon Township Development Department shall compile and maintain an inventory and master list of all billboards, disclosing the size and location of each billboard.

4.) Prior to removing any existing billboard, the owner or the General or Limited Sign Erector employed to remove same shall submit a written notification to the Development Department as

part of the permanent inventory information.

541.15 - SIGNS AND BILLBOARDS ALONG THE INTERSTATE SYSTEM

541.151 - Signs And Billboards Along The Interstate System - In addition to all other provisions of Section 541.1 and except as otherwise provided, no sign or billboards shall be erected or permitted to remain in existence which:

1.) Is within or overhangs any portion of the right-of-way of the Interstate System.

2.) Is located or illuminated so as to obstruct or impair the vision of the operator of a motor vehicle who is proceeding in a lawful direction within the Interstate System right-of- way.

3.) Is within six hundred sixty (660) feet of any Interstate System right-of-way line and can be perceived at any time by the operator of a motor vehicle proceeding in any lawful direction within the Interstate System right-of-way.

4.) Is prohibited by Ohio Revised Code Chapter 5516 (Control of Advertising Devices).

541.152 - Signs or billboards mandatory under the laws of the United States, the State of Ohio, or authorized by Blendon Township are permitted.

541.153 - On premise signs displaying only the identification of the activity by name, logo, address, and principal product or service are permitted within the six hundred sixty (660) foot set back if no mechanical movement or flashing lights are utilized and such graphics are in compliance with this section, and the size/height requirements of the Tables of Elements.

541.154 - On-premise temporary construction and real estate signs in accordance with Section 541.03 (11) are permitted subject to the provisions of Section 541.15 and as follows:

1. Temporary construction and real estate signs on open land or land under development may utilize one hundred (100) square feet at the right-of-way line, and may increase one (1) square foot in size for every foot of setback up to a maximum of six hundred (600) square feet. These signs are subject to the time limitation and requirements of 541.03 (11).

541.16 - POLITICAL GRAPHICS - Political graphics may be located in any residential or non- residential zoning district for candidates and issues on the ballot no sooner than thirty (30) days before the date of an election and may remain in place no later than seven (7) days after the date of the election. In addition, political graphics shall meet the following requirements:

541.161 - Number of Political Graphics Permitted on a Lot - No more than one (l) political graphic shall be displayed on a lot or tax parcel.

541.162 - Size Limitations for Political Graphics - Political graphics shall not exceed six (6) square feet in size.

541.163 - Location Limitations for Political Graphics - In a Rural, Residential, or Institutional Zoning District, no political graphic shall be located closer than fifteen (l5) feet to the curb or paved street surface if no curb exists. No political graphic shall be located within a public street or highway right-of-way nor attached in any manner to any utility pole, fence or any other structure within any public right-of-way. In a commercial or industrial zoning district, no political graphic shall be displayed in front of the building line.

541.164 - Illumination - No political graphic shall be illuminated unless affixed to a permanent sign or billboard which otherwise meets the requirements of this Zoning Resolution.

541.165 - Requirements for a Political Graphic Permit - Any individual or organization wishing to distribute or erect political graphics on a lot or lots other than those owned by such individual or organization shall obtain a Political Graphic Permit from Blendon Township Zoning Administrator. As part of the application for a Political Graphic Permit, individuals or organizations shall submit a letter acknowledging their familiarity with and willingness to abide and insure compliance with the requirements of this Section. Required information for a Political Graphic Permit shall include the size of the political graphic to be distributed and erected and the name, address and telephone number of the person responsible for distribution of the political graphic. The Blendon Township Zoning Administrator may require additional information as necessary to enforce these regulations.

SECTION 551 - PUBLIC NUISANCE REGULATIONS

551.01 - PREVENTION OF NUISANCE - Every structure or use subject to the provisions of this Zoning Resolution shall be located, arranged and operated in accordance with the following provisions so that it will not interfere with the development and enjoyment of adjacent property.

551.02 - REQUIRED LIMITS - The following limits of development and operation are provided to control hazardous, obnoxious or other nuisance activity of uses subject to the provisions of this Zoning Resolution.

551.021 - Noise - Noise or vibration shall be so controlled that at the property line on which such noise or vibration is produced it will not be at a level above that normally perceptible from other development activities in the area or from the usual street traffic observed at the street right-of-way line of the lot, except the occasional blast or shock required in normal operation and produced in such manner as not to create a hazard.

551.022 - Air Pollution - No visible smoke, dust or other particulate emissions, excluding steam, shall be permitted, excepting those produced from fossil fuel, wood-burning stoves, fireplaces, furnaces or similar systems so long as such systems are primarily used for heating or cooking purposes and are not used in connection with the manufacturing of goods or other commercial activity.

551.023 - Odor or Fumes - Odor or noxious fumes shall be so controlled not to be offensive or hazardous.

551.024 - Radioactivity or Electrical Disturbance - No activity shall emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point other than that located at the source of such activity.

551.025 - Lighting and Glare - No direct glare from processing, lighting or other activities shall extend in a manner which adversely affects neighboring areas or interferes with safety on any public street, road or highway.

551.026 - Toxic and Hazardous Substances - No toxic substance shall be emitted or otherwise discharged into the atmosphere, ground, surface waters or ground waters. No storage, use or transport of toxic or hazardous substances shall be permitted unless such activity is in full compliance with applicable state and federal environmental protection regulations and the expressed prior written approval of the Fire Chief having jurisdiction over the toxic and/or hazardous substance is obtained.

551.027 - Hazards and Explosives - There shall be no storage, utilization or manufacture of detonable materials or intense burning materials unless the express prior written approval of the Fire Chief having jurisdiction is obtained. The said Fire Chief shall have the authority to specify the location, quantity, methods of storage and methods of utilization, and otherwise exert other controls which are necessary to protect the health and safety of the residents of Franklin County.

551.028 - Trash - The storage of trash or waste materials, including but not limited to discarded household goods, discarded commercial products, industrial by-products, and other similar materials shall not be visible from the property line on which such materials are being stored or otherwise placed. All such materials shall be housed in an appropriate container or enclosure, excepting trash that is

properly placed in an appropriate enclosed container at an assigned location for regularly scheduled trash pickup. In all cases, there shall be full compliance with applicable zoning district standards.

SECTION 561 - WIND ENERGY SYSTEMS

SECTION 561.01 - PURPOSE

The purpose of this section is to accommodate wind energy systems under five (5) megawatts in size in appropriate locations, while minimizing adverse visual, safety and environmental impacts of the system. In addition, this section provides a permitting process for wind energy systems to ensure compliance with the provisions of the requirements and standards established herein.

SECTION 561.02 - DEFINITIONS

a) Anemometer: a temporary wind speed indicator constructed for the purpose of analyzing the potential for utilizing a wind energy system at a given site. This includes the tower, base plate, anchors, cables and hardware, wind direction vanes, booms to hold equipment, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.

b) Fall Zone: The potential fall area for a tower-mounted wind energy system. It is measured by using 110% of the total height as the radius around the center point of the base of the tower.

c) Structure-Mounted Wind Energy System: A wind energy system mounted on a structure roof, walls, or other elevated surface that includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system. A structure mounted wind energy system shall project no more than 15 feet above the highest point of the roof excluding chimneys, antennae, and other similar protuberances.

d) Net Metering: The process by which surplus energy generated by a customer, as measured by the difference between the electricity supplied by an electric service provider and the electricity generated by a customer in an applicable billing period, is fed back to the electric service provider with customer compensation.

e) Power Grid: The transmission system created to balance the supply and demand of electricity for consumers in Ohio.

f) Shadow Flicker: Shadow flicker occurs when the blades of the turbine rotor cast shadows that move across the ground and nearby structures.

g) Tower Mounted Wind Energy System: a wind energy system mounted on a tower that includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system.

h) Tower: The monopole or guyed monopole constructed to support a wind energy system.

i) Total Height: is the vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade, or the maximum height reached by any part of the wind energy system.

j) Tower Height: The height above grade of the fixed portion of the tower, excluding the wind energy system.

k) Wind Energy System: A system that converts the kinetic energy of the wind into electricity available for use beyond that used by the system.

SECTION 561.03 - APPLICABILITY

a) Wind energy systems shall be conditionally permitted pursuant to Section 815 in all zoning districts.

b) No wind energy system shall be erected, constructed, installed or modified, except as permitted in 561.04(m)(2), without first receiving a conditional use permit pursuant to Section 815.

c) No wind energy system shall be erected, constructed, installed or modified, except as permitted in 561.04(m)(2), without first receiving zoning compliance pursuant to Section 705.02.

d) No wind energy system shall be erected, constructed, installed or modified without first receiving a building permit from the appropriate approving agency.

SECTION 561.04 - DEVELOPMENT STANDARDS - Wind energy systems shall be evaluated for compliance to the following standards;

a) Fall Zone

1) A tower mounted wind energy system shall have a fall zone at least 110% of the total height from:

a. Any public road right-of-way, unless written permission is granted by the governmental entity with jurisdiction over the road.

b. Any future road right-of-way pursuant to the Franklin County Thoroughfare Plan or thoroughfare plan of adjacent jurisdictions, where appropriate.

c. All overhead utility lines.

d. All property lines, unless the affected land owner provides written permission through a recorded easement allowing the wind energy system's fall zone to overlap with the abutting property.

e. Any principal structure.

2) Guy wires used to support the tower of a tower mounted wind energy system are exempt from the wind energy system fall zone requirements.

b) Tower:

1) The tower of a tower-mounted wind energy system shall not exceed 150 feet in height.

2) The applicant shall provide evidence that the proposed tower height of a tower mounted wind energy system does not exceed the height recommended by the manufacturer of the wind energy system.

c) Sound Level:

1) Operation of wind energy systems shall not exceed 55 decibels, except during short-term events such as severe wind storms and utility outages. This information shall be obtained from the manufacturer of the wind energy system, and all readings, if necessary, shall be taken from the nearest neighboring property line.

d) Shadow Flicker:

1) Wind energy systems shall be sited in a manner that does not result in shadow flicker impacts. The applicant has the burden of proving that their wind energy system does not have an impact on neighboring or adjacent uses either through siting or mitigation.

e) Signs:

1) All signs, both temporary and permanent, are prohibited on wind energy systems, except as follows:

a. Manufacturer's or installer's identification on the wind energy system.

b. Appropriate warning signs and placards.

f) Code Compliance:

1) Wind energy systems shall comply with all applicable sections of the Ohio Building Code.

g) Aviation:

1) Wind energy systems shall be built to comply with all applicable Federal Aviation Administration regulations. Evidence of compliance or non-applicability shall be submitted with the Conditional Use application.

h) Visual Impacts: It is inherent that wind energy systems may pose some visual impacts due to the total height needed to access the wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner's access to wind resources.

1) The applicant shall demonstrate through project site planning and proposed mitigation that a wind energy system's visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind energy system design or appearance, buffering, and screening of ground mounted electrical and control equipment.

2) The color of wind energy systems shall be painted with a non-reflective, unobtrusive color that blends in with the surrounding environment.

3) Wind energy systems shall not be artificially lit unless such lighting is required by the Federal Aviation Administration. If lighting is required, the applicant shall provide a copy of the Federal Aviation Administration determination to establish the required markings and/or lights for the wind energy system.

i) Utility Connection:

1) Wind energy systems proposed to be connected to the power grid through net metering shall adhere to Ohio Revised Code Section 4928.67 or any future corresponding statutory provision.

j) Access:

1) All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

2) The tower of a tower mounted wind energy system shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of 10 feet above the ground.

k) Clearing:

1) Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of wind energy systems and as otherwise prescribed by applicable laws, regulations and ordinances.

l) Wiring and electrical apparatuses:

1) All wires and electrical apparatuses associated with the operation of a tower-mounted wind energy system, except guy wires, shall be located underground.

m) Maintenance:

1) All wind energy systems shall be maintained in good working order.

2) Any physical modification to the wind energy system that alters the mechanical load, mechanical load path, or major electrical components shall require reapplication for conditional use under this section. Like kind replacements shall not require re-application.

n) Multiple Wind Energy Systems:

1) Multiple wind energy systems are allowed on a single parcel so long as the owner/operator complies with all regulations set forth in Section 561 – Wind Energy Systems.

o) Historic Sites

1) No wind energy system shall be located within 1,000 feet of any registered historic site or historic district.

2) Written proof of compliance with this requirement must be provided by the Ohio Historic Preservation Office and be submitted with the conditional use application.

p) Controls and Brakes

1) All wind energy systems shall be equipped with a redundant braking system which must include:

a. Aerodynamic over-speed controls which include variable pitch, tip and other similar systems and;

b. Mechanical brakes which must be operated in fail-safe mode.

2) Stall regulation shall not be considered a sufficient braking system for over-speed protection.

SECTION 561.05 - PROCEDURE FOR REVIEW

a) In accordance with Section 815 – Procedure for Authorizing a Conditional Use, a wind energy system shall be subject to receiving a conditional use permit prior to installation or modification thereof.

1) The issuance of a conditional use permit shall comply with the following requirements:

a. Site Plan Review: A site plan shall be submitted for review. The following items shall be the minimum requirements for a complete application. The site plan shall include the following:

1. Property lines and physical dimensions of the applicant's property.

2. Location, dimensions and types of existing structures on the property.

3. Location of the proposed wind energy system, foundations, guy wires and associated equipment.

4. Fall Zone depicted as a radius around the center of the tower for a tower mounted wind energy system.

5. The right-of-way or future right-of-way according to the Franklin County Thoroughfare Plan of any public road that is contiguous with the property.

6. Two (2) foot contours of the applicant's property and properties contiguous to the subject property.

7. All overhead utility lines.

8. The site plan must be prepared and stamped by a professional engineer or surveyor licensed to practice in the state of Ohio.

b. Wind energy system specifications, including manufacturer, model, rotor diameter in addition to tower height and tower type, if tower mounted, for small wind energy systems.

c. Documentation shall be provided regarding the notification of the intent with the utility regarding the applicant's installation of a wind energy system if the wind energy system will be connected to the power grid.

d. Tower foundation blueprints or drawings for tower mounted wind energy systems.

e. Tower blueprints or drawings for tower mounted wind energy systems.

f. Sound level analysis prepared by the wind energy system manufacturer or qualified engineer.

g. Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code (typically provided by the manufacturer)

h. Evidence of compliance or non-applicability with Federal Aviation Administration requirements.

i. Compliance with all development standards as outlined in Section 561.04 – Development Standards.

b) Zoning Compliance

1) A Certificate of Zoning Compliance must be obtained in accordance with Section 705.02 – Certificate of Zoning Compliance.

c) Building Permit

1) A Building Permit must be obtained from the appropriate approving agency.

SECTION 561.06 - DECOMMISSION

a) At such time that a wind energy system is scheduled to be decommissioned or discontinued, the applicant will notify the Administrative Officer by certified U.S. mail of the proposed date of discontinuation of operations.

b) Upon decommission or discontinuation of use, the owner shall physically remove the wind energy system within 90 days from the date of decommission or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Administrative Officer. "Physically remove" shall include, but not be limited to:

1) Removal of the wind energy system.

2) Removal of any tower and other related above ground structure.

3) Restoration of the location of the wind energy system to its natural condition, except that any landscaping, grading or below-grade foundation may remain in the after-conditions.

c) In the event that an applicant fails to give such notice, the system shall be considered decommissioned or discontinued if the system is out of service for a continuous two (2) year period. After two (2) years of inoperability, the Administrative Officer may issue a Notice of Decommission to the owner of the wind energy system. The owner shall have the right to respond to the Notice of Decommission within 30 days from the date of receipt. The Administrative Officer shall withdraw the Notice of Decommission and notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the wind energy system has not been decommissioned.

d) If the owner fails to respond to the Notice of Decommission or if after review by the Administrative Officer it is determined that the wind energy system has been decommissioned or discontinued, the owner of the wind energy system shall remove the wind energy system, tower and other related above-ground structures at the owner's sole expense within three (3) months of receipt of the Notice of Decommission.

SECTION 561.07 - ANEMOMETER - The construction of an anemometer tower for the purpose of collecting data to develop a wind energy system, shall abide with the following requirements.

a) Anemometer towers shall adhere to the wind energy system standards as described in Section 561.03 - Applicability.

1) Anemometer towers shall be installed on a temporary basis not to exceed 18 months.

2) Anemometers must meet all applicable requirements of Section 561.04 - Development Standards.

ARTICLE VI
SPECIAL DISTRICTS

SECTION 600 - SPECIAL DISTRICTS AND REGULATIONS ADOPTED

600.01 - SPECIAL DISTRICTS ESTABLISHED - Districts providing for use or development of land for certain purposes or under certain conditions, as hereafter specified, are hereby established and adopted.

600.02 - SPECIAL DISTRICT REGULATIONS - Regulations pertaining to use or development of land in SPECIAL DISTRICTS are provided for the following:

600.021 - Floodplain Development

600.022 - Excavation and Quarry

600.023 - Oil and Gas Drilling and Production

600.024 - Exceptional Uses

600.03 - RELATION TO ZONING DISTRICTS - Special Districts and Regulations thereof shall be in addition to the Zoning Districts as established on the Zoning District Map and nothing herein is intended to amend, modify or otherwise change the Zoning District Regulations except as specifically set forth in the Special District Regulations.

600.031 - Relation to Zoning District Map - The inclusion of land in a Special District shall be in addition to the Zoning District as established on the Zoning District Map, and nothing herein is intended to amend, modify or otherwise change the Zoning District boundaries as shown on the Zoning District Map.

SECTION 610 - FLOODPLAIN REGULATIONS

(Effective 7/5/83, and revised as required)

610.01 - ESTABLISHMENT OF REGULATORY FLOODPLAIN DISTRICT

The Regulatory Floodplain District shall exist as an overlay district and shall apply concurrently with other zoning district classifications. Land uses and development allowed under Section 610 must also meet all other applicable sections of this Resolution.

610.011 - Designation of the Regulatory Floodplain District

The Regulatory Floodplain District shall be designated as those special flood hazard areas within the jurisdiction of Blendon Township including any areas that are affected by disincorporations and which are identified in the "Flood Insurance Study Franklin County, Ohio and Incorporated Areas," and accompanying "Flood Insurance Rate Map Franklin County, Ohio and Incorporated Areas" both effective September 19, 2007. This study and map was published by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program (NFIP). **Any revisions to the aforementioned maps and / or studies are hereby adopted by reference and declared to be a part of these regulations. Such maps and/or studies are on file at the Blendon Township Administrative office.**

610.012 - Floodway and Floodway Fringe

The Regulatory Floodplain District is further divided into two portions consisting of the Floodway and the Floodway Fringe. The Floodway is that portion of the Floodplain consisting of the channel and sufficient adjacent lands to convey the Base Flood discharge without increasing the Base Flood Elevation more than one-half (1/2) foot. The Floodway Fringe is that portion of the Floodplain outside of the Floodway. The FEMA water surface profiles of the Base Flood shall govern the location of the Floodplain boundary. The Base Flood Elevations and Floodway boundaries shall be established as those indicated by NFIP maps and data published by FEMA, including all revisions and amendments thereto. The Floodplain District shall be illustrated on the Blendon Township Zoning District maps. FEMA maps and data shall be used to establish the Regulatory Floodplain District. FEMA maps and data shall govern in case of omission on or in conflict with the zoning maps.

610.013 - Non-Detailed Flood Hazard Areas

In designated flood hazard areas for which FEMA has not determined detailed flood elevations and Floodway boundaries, the applicant shall be required to furnish such information prepared by qualified personnel to enable the administration of this Resolution consistent with its intent. Flood maps and data published by State or Federal sources such as the USDA Soil Conservation Service, U.S. Army Corps of Engineers, U.S. Geological Survey, or Ohio Department of Natural Resources shall be utilized when available. In case of differing information from two (2) or more of these sources, the more comprehensive and recent technical data shall be used.

When detailed flood elevations and floodway boundaries are not available for the Base Flood through FEMA or other state or federal sources, the applicant shall provide them. Such information and data shall be prepared by a qualified Professional Engineer in accordance with currently accepted hydrologic

and hydraulic engineering techniques and methodology. Such studies, analysis, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Community NFIP Administrator and the State NFIP Coordinating Agency.

610.02 - PERMITTED USES IN THE FLOODWAY

The following uses, not including buildings, shall be permitted within the Floodway, provided they comply with all other applicable sections of this Resolution:

1.) Agricultural land uses such as general farming and cultivation, pasturing, grazing, outdoor open air nurseries, truck farming, forestry, sod farming, and similar uses.

2.) Private or public recreational land uses such as golfing, tennis, archery, picnicking, boating, swimming; parks, wildlife, or nature preserves; shooting ranges, hunting and fishing areas; hiking, biking, jogging, and horseback riding trails; and other similar uses.

3.) Residential open space uses such as lawns, gardens, play areas, and other similar uses.

610.03 - PROHIBITED USES IN FLOODWAY

The following structures and uses are prohibited in the Floodway unless specifically listed under Section 610.04 as a Conditional Use:

1.) Buildings and structures, including mobile homes, for residential, commercial, industrial, agricultural, or other use.

2.) Storage or processing of materials.

3.) Trash, garbage, or waste disposal operations; landfills; wastewater treatment and disposal facilities.

4.) Placement of material, fill, or spoil of any type or the construction or extension of levees, dams, dikes, flood walls, or other such moundings or embankments unless otherwise allowed under Section 610 (Floodplain Regulations).

5) Encroachments that would cause any increase in the Base Flood Elevations.

610.04 - CONDITIONAL USES IN FLOODWAY

The following uses shall be Conditional Uses within the Floodway provided they comply with all other applicable sections of this Resolution and any conditions attached by the Board in granting the Conditional Use Permit:

1.) Navigational and stream flow aids, marinas, boat rental, docks, piers, wharfs, and water measuring and monitoring devices.

2.) Construction, placement, or improvement and maintenance of public or private culverts, utilities, bridges and stream crossings of any type or size, erosion control and protection

measures.

3.) Extraction of sand, gravel, or other resources.

4.) Alteration or relocation of the channel or watercourse.

610.05 - PERMITTED USES IN THE FLOODWAY FRINGE

1.) Uses permitted in the Floodway by Section 610.02 shall also be permitted in the Floodway Fringe.

2.) Maintenance work such as roofing, painting, and basement sealing, or for small nonstructural development activities (except for filling and grading) valued at less than $1,000.00.

3.) Accessory structures, not for human occupancy and no larger than five hundred and seventy-six (576) square feet gross floor area provided the structure is certified by a registered professional engineer or architect; or the structure is created with a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding and ensuring that the bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, valves, or other openings provided that they permit the automatic entry and exit of floodwaters. All accessory structures shall meet the applicable requirements of Section 610.07.

610.06 - CONDITIONAL USES IN THE FLOODWAY FRINGE

The following uses shall be Conditional Uses in the Floodway Fringe, provided they meet all applicable standards and requirements of this Resolution and any conditions attached by the Board in granting the Conditional Use Permit:

1.) All Conditional Uses in the Floodway as listed in Section 610.04.

2.) Residential, commercial, industrial, manufacturing or similar structures or buildings, with the exception of mobile/modular or manufactured homes or structures which are prohibited uses in special flood hazard areas.

3.) Storage or processing of materials.

4.) Parking and loading areas.

5.) Waste processing and/or disposal facilities and wastewater treatment and disposal systems.

6.) Flood control or mitigation structures and measures.

7.) Temporary or permanent placement of material, fill, or spoil of any type or other such mounding or embankment or additions or extensions thereto.

610.07 - DEVELOPMENT STANDARDS

In addition to other applicable Development Standard provisions of this Resolution, the following standards for arrangement, development, and use of land and buildings shall be required in the Regulatory Floodplain District. A registered professional engineer, architect and/or surveyor shall demonstrate compliance with these standards.

610.071 - Anchoring

All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

610.072 - Maintain Flow Characteristics

No use of the Floodplain shall unduly or adversely affect or impact the efficiency, flow characteristics, or flood heights of the main channel or other affected tributaries, ditches, drainage facilities or systems, for storm frequencies up to and including the Base Flood event. No use or encroachment within the Floodway shall increase the Base Flood Elevation.

610.073 - Minimize Flood Damage

All activities and developments shall be planned, designed, constructed, and installed consistent with the need to minimize damages in time of flooding.

610.074 - Storage or Processing of Materials

Storage or processing of materials which are buoyant, pollutant, flammable, explosive, or could be injurious to human, animal or plant life in time of flooding shall be stored one and one half (1 1/2) feet above the Base Flood Elevation, or suitably flood-proofed and protected. Proposed protection measures and safeguards shall be approved by the Ohio EPA.

Storage of materials or equipment or placement of other obstructions which in time of flooding may be dislodged or otherwise carried off site by flood waters to the possible damage or detriment to life or property must be protected by suitable safety measures approved by the Board.

610.075 - Parking and Loading Areas

Public or private parking or loading areas which would be inundated to a depth of one and one-half (11/2) feet or more or subjected to flow velocities over four (4) feet per second must be provided with adequate flood warning devices and measures approved by the Board.

610.076 - Public or Private Utilities or Facilities

Waste processing, wastewater treatment and disposal facilities must be approved by the Ohio EPA, the County Sanitary Engineer, or the County District Board of Health, whichever has jurisdiction, and must be elevated or flood-proofed to provide protection from the Base Flood.

Activities or developments such as bridges, culverts, docks, wharfs, piers, water supply systems, sanitary sewer systems, storm sewers and works, or construction of other public or private utility works and appurtenances shall be planned, designed, constructed, installed, and maintained consistent with the need to minimize the potential of flood damage to them and to the community in accordance with this Resolution. Compensating measures shall be required by this Resolution to offset potential impacts of such projects.

610.077 - Flood or Erosion Control Measures or Watercourse Alteration or Relocation

Dams, dikes, levees, embankments, flood walls, rip rap, rock protection, or other flood or erosion control measures and any alteration or relocation of the channel or watercourse shall be subject to all applicable provisions of Sections 1521.06 and 1521.07 of the Ohio Revised Code and all other applicable state, federal, county and local ordinances and regulations.

1.) Such measures over three (3) feet in height or involving over one thousand (1,000) square feet of surface area may be submitted by the Community NFIP Administrator to the U.S. Army Corps of Engineers and/or the Ohio Department of Natural Resources for review, recommendations, and approval as appropriate.

2.) Flood control measures intended to remove lands from the Regulatory Floodplain District classification must be approved by FEMA. The Regulatory Floodplain District shall be changed to coincide only with effective revisions to published NFIP maps.

610.08 - BUILDINGS AND STRUCTURES

Temporary or permanent placement of buildings and structures, new construction and substantial improvement of residential and nonresidential buildings shall meet the following. A registered professional engineer, architect and/or surveyor shall demonstrate compliance with these standards:

610.081 - Residential Construction

1.) Flood protection shall be achieved by elevating the building. Buildings shall not be permitted with floor levels below the base flood elevation. The lowest floor, including basement, shall be at least one (1) foot above the Base Flood Elevation, plus Floodway computation increases. Floodway computation increases range from 0.0 to 0.5 feet and are listed in the Flood Insurance Study published by FEMA and available at the Blendon Township Administration offices.

2.) All structural, site and/or grading plans for residential development activities in the floodplain shall be prepared and sealed by a registered professional engineer and/or architect.

3.) The applicant shall obtain and furnish to the Community NFIP Administrator as-built elevations, (certified by a Registered Surveyor), of the basement and first floor, to be maintained on file for public inspection.

4.) No residential buildings and/or structures shall be located in the Floodway portion of the Floodplain.

610.082 - Non-Residential Construction

1.) New construction and substantial improvement of any non-residential structure shall either have the lowest floor, including basement, elevated at least one (1) foot above the Base Flood Elevation, plus floodway computation increases or, together with attendant utility and sanitary facilities, shall:

a.) Be flood-proofed so that the structure is watertight with walls substantially impermeable to the passage of water to at least one (1) foot above the Base Flood Elevation, plus floodway computation increases.

b.) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,

c.) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the standards of this subsection. A flood proofing certificate, to be completed by a registered professional engineer or architect is required if flood proofing is chosen over elevation.

2.) All structural, site and/or grading plans for non-residential development activities in the floodplain shall be prepared and sealed by a registered professional engineer and/or architect.

3.) The applicant shall obtain and furnish to the Community NFIP Administrator as-built elevations, certified by a Registered Surveyor, of the basement and first floor, to be maintained on file for public inspection.

4.) No non-residential buildings and/or structures shall be located in the Floodway portion of the Floodplain.

<u>610.09 - FLOODWAYS</u>

610.091 - Areas with Floodways

The Flood Insurance Study identifies a segment within areas of special flood hazard known as a floodway. The floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential. The following provisions apply within all delineated floodway areas:

1.) See Sections 610.081(4) and 610.082(4) for residential and non-residential floodway development provisions.

2.) Other encroachments, including fill and other development, are prohibited unless a hydrologic and hydraulic analysis performed in accordance with standard engineering practices demonstrates that the proposed encroachment would not result in any increase in flood levels during the occurrence of the Base Flood Discharge.

3.) Any encroachment within the floodway that would result in an increase in Base Flood Elevations can only be granted upon prior approval by the Federal Emergency Management Agency.

610.092 - Areas without Floodways

In all areas of special flood hazard where FEMA has provided Base Flood Elevation data but has not delineated a floodway, the following provisions apply:

1.) Encroachments, including fill and other development shall only be permitted if it is demonstrated that the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one-half (1/2) foot at any point.

610.10 - <u>ADDITIONAL PLAN REQUIREMENTS</u>

For Zoning Compliance, Conditional Use Permit, and Variance applications involving the Regulatory Floodplain District, the applicant shall furnish sufficient information to permit the Administration Officer and/or the Board to determine the Regulatory Floodplain and Floodway Boundaries and Base Flood Elevations, and to otherwise facilitate the administration and enforcement of this Resolution. Such information shall include but not be limited to the following:

1.) Plans drawn to scale showing the nature, location, dimensions, and details of the property, development activities, and land use, both existing and proposed;

2.) Elevation in relation to mean sea level of the lowest floor, including basement, of all proposed structures located in special flood hazard areas where Base Flood Elevation data are utilized;

3.) Existing and proposed topographical information;

4.) Elevation in relation to mean sea level to which any proposed structure will be flood-proofed where Base Flood Elevation data are utilized including certification by a registered professional engineer or architect that the flood proofing methods for any non- residential structure meet the flood proofing criteria required by this resolution;

5.) Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development and certification by a registered professional engineer that the flood carrying capacity of the watercourse will not be diminished.

6.) The applicant shall submit certification of finished elevations, and/or other proofs or assurances of compliance with approved plans to the satisfaction of the Community NFIP Administrator.

7.) Permits issued on the basis of applications, plans, specifications, and other information approved by the Community NFIP Administrator shall authorize only the use, arrangement, and construction set forth therein.

8.) Other information as may be reasonably deemed necessary by the Community NFIP Administrator.

610.11 - COMPLIANCE WITH APPROVED PLANS

Certificates of Zoning Compliance and Conditional Use Permits issued on the basis of applications, plans, specifications, and other information approved by the Administration Officer or the Board shall authorize only the use, arrangement, and construction set forth therein.

The applicant shall submit certification of finished elevations, and/or other proofs or assurances of compliance with approved plans to the satisfaction of the Administration Officer and/or the Board.

610.12 - COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM

The provisions of Section 610 of this Resolution have been submitted to and reviewed by the National Flood Insurance Program (NFIP) State Coordinating Agency and the Federal Emergency Management Agency (FEMA) as required by Federal Law. These agencies have determined that these provisions meet or exceed the Federal Standards of Federal Law 44 CFR part 60.

610.121 - Administration

The administration of this Zoning Resolution shall in no way lower any requirement or standard of the National Flood Insurance Program, 44 CFR Part 60.3 and 60.6.

610.122 - Community NFIP Administrator

The Community NFIP Administrator shall review all applications involving Conditional Uses and Variances in the Floodplain and prepare a brief report and recommendation to be submitted to the Board, prior to action by the Board.

610.13 - WARNING AND DISCLAIMER OF LIABILITY

This Resolution does not imply that areas outside the Regulatory Floodplain District or uses allowed or otherwise permitted or approved within the Regulatory Floodplain District in accordance with the provisions of this Resolution will be free from flooding or flood damages. This Resolution or its administration and/or enforcement shall not create liability on the part of Blendon Township, any officer or employee of Blendon Township or other staff or personnel involved in its administration and/or enforcement. Additional flood protection beyond that required by this Resolution is recommended and encouraged.

SECTION 620 - EXCAVATION AND QUARRY REGULATIONS

620.02 - PERMITTED USE - Land and structures governed by the EXCAVATION AND QUARRY REGULATIONS shall be used only for the following purposes in addition to permitted uses of the Zoning District in which the land is located:

620.021 - Extraction

141 Dimension Stone
142 Crushed and Broken Stone, including Riprap
144 Sand and Gravel

620.022 - Processing - The temporary erection and operation of plants and equipment necessary for crushing, polishing, dressing or otherwise physically or chemically processing the material extracted on the site including:

3271 Concrete Brick and Block
3272 Concrete Products, except Block and Brick
3273 Ready Mixed Concrete

620.03 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required under the EXCAVATION AND QUARRY REGULATIONS.

620.031 - Intensity of Use - There is no minimum lot area required; however, the lot shall be adequate to provide the yard space required by the following Development Standards and meet the requirements of SECTION 502, ARTICLE V:

1.) For excavation, quarrying and permitted processing, all equipment used shall be constructed, maintained and operated in such a manner as to eliminate, as far as practicable, noise, vibration, or dust which would injure or annoy persons living or working in the vicinity.

2.) Access ways or roads within the premises shall be maintained in a dust free condition through surfacing or such other treatment as may be necessary.

3.) No excavation shall be made from the banks or beds of the Scioto and Olentangy Rivers, or the Big Walnut Creek, Little Walnut Creek, Rocky Fork, Little Darby, Big Darby, Blacklick or Alum Creeks; or any other such stream or waterway designed as necessary to the Flood Control Program of and no quarrying shall be permitted closer than two hundred (200) feet of either bank of the above named rivers and creeks except by a finding of the Engineer which shall show that such excavation or quarrying shall not impair the lateral support needed for permanent stream levees.

4.) All excavations shall be made either to a depth of five (5) feet below a water producing level, or graded, or back-filled with non-noxious and non-inflammable solids to assure that the excavated area will not collect and retain stagnant water, or that the graded or back-filled surface will create a gentle rolling topography to minimize erosion by wind or rain and substantially conform with the contour of the surrounding area.

5.) Whenever the floor of a quarry is five (5) feet or more below the grade of adjacent land, the property containing the quarry shall be completely enclosed by a barrier either consisting of a mound of earth not less than six (6) feet high located at least twenty-five (25) feet from any street right-of-way and planted with a double row of multiflora rose bushes, other approved landscaping or shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of six (6) feet in height along the property line. Such barriers may be excluded where deemed unnecessary by the Engineer because of the presence of a lake, stream or other existing natural barrier.

620.032 - Yard Requirements - An excavation shall be located one hundred (100) feet or more and back-filled to one hundred and fifty (150) feet from a street right-of-way line; quarrying operations shall be located fifty (50) feet or more from a street right-of-way line. With approval by the Engineer, such excavation or quarrying may be permitted within these limits to the point of reducing the ground elevation to the established street grade.

Excavation or quarrying shall be no closer than fifty (50) feet to a property boundary line, except with the written consent of said adjacent property owner.

Plants or equipment for processing of extracted materials or other approved ancillary operations shall not be located nearer than six hundred (600) feet to the boundary of the land placed under the provisions of the EXCAVATION AND QUARRY REGULATIONS.

620.04 - REHABILITATION PLAN - Extraction shall be permitted only from areas for which there is a Rehabilitation Plan approved by the Board of County Commissioners.

620.041 - Rehabilitation Plan - All such Rehabilitation Plans shall include the following:

1.) A grading plan showing existing contours in the area to be extracted and proposed future contours showing the topography of the area after completion. Such plans shall include the surrounding area within five hundred (500) feet of the property boundary line, drawn to an appropriate scale with contour lines at intervals of five (5) feet or less.

2.) Existing and proposed drainage of the area.

3.) Details of regrading and revegetation of the site during and at conclusion of the operation.

620.042 - Required Rehabilitation - The following requirements shall be met in the Rehabilitation Plan:

1.) The banks of all extraction, when not back-filled, shall be sloped at a grade of not less than two (2) feet horizontal to one (1) foot vertical. This slope shall be maintained twenty (20) feet beyond the water line if such exists.

2.) Spoil banks shall be graded to a level suiting the existing terrain.

3.) All banks and extracted areas shall be surfaced with at least six (6) inches of suitable soil, except exposed rock surfaces, and shall be planted or seeded with trees, shrubs, legumes or grasses and maintained until the soil is stabilized and approved by the County Engineer.

4.) When any extraction has been completed, such area shall either be left as a permanent spring-fed lake or the floor thereof shall be leveled in such manner as to prevent the collection and stagnation of water and to provide proper drainage without excessive soil erosion, and shall otherwise comply with these requirements.

5.) All equipment and structures shall be removed within three (3) months of the completion of the extraction of materials.

SECTION 630 - OIL AND GAS DISTRICT REGULATIONS

630.02 - PERMITTED USE - Land and structures governed by the OIL AND GAS DISTRICT REGULATIONS shall be used only for the following purposes in addition to Permitted Uses of the Zoning District in which the land is located.

630.021 - Extraction

1481 Crude Petroleum
1481 Natural Gas
1482 Natural Gas Liquids
1483 Oil and Gas Field Services

630.022 - Temporary Equipment and Structures - The temporary erection of structure and equipment necessary for the drilling and production of oil or gas on the site.

630.03 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the OIL AND GAS DISTRICT.

630.031 - Spacing of Wells - No permit shall be issued to drill, deepen, reopen, or plug a well for the production of oil or gas unless the proposed well is located:

1.) Upon a tract or drilling unit containing not less than ten (10) acres;

2.) Not less than four hundred and sixty (460) feet from any well drilling to, producing from, or capable of producing from the same pool;

3.) Not less than two hundred and thirty (230) feet from a boundary of the subject tract or drilling unit.

630.032 - Access and Egress - Prior to commencement of any drilling operations, all private roads used for access to the drill site and the drill site itself shall be surfaced by clean, crushed rock, gravel, decomposed granite, or oiled and maintained to prevent dust and mud.

630.033 - Derricks - All derricks and masts hereafter erected for drilling or re-drilling shall be at least equivalent to the American Petroleum Institute Standards 4A, 14th Edition and 4D, 3rd Edition.

630.034 - Signs and Fencing - A sign having a surface area of not less than two (2) square feet and no more than six (6) square feet bearing the current name and number of the well and the name or insignia of the operator shall be displayed at all times from the commencement of drilling operations until the well is abandoned.

All oil well production equipment having external moving parts hazardous to life or limb shall be attended twenty-four (24) hours per day or be enclosed by a steel chain link type fence not less than six (6) feet in height and in addition having not less than three (3) strands of barbed wire sloping outward at approximately a forty-five (45) degree angle and for eighteen (18) inches from the top of the fence. There shall be no aperture below such fence greater than four (4) inches. Fence gates shall be placed at nonhazardous locations and shall be locked at all times when unattended by a watchman or service man.

630.036 - Storage of Equipment - There shall be no storage of materials, equipment, machinery or vehicles which is not for immediate use or servicing on an installation on the drill site. Storage tanks shall be located on the drill site and storage tank capacity at the drill site shall not exceed a total aggregate of two thousand (2,000) barrels exclusive of processing equipment.

630.037 - Flammable Waste Gases - Flammable waste gases or vapors escaping from a production drill site shall be burned or controlled to prevent hazardous concentration reaching sources of ignition or otherwise endangering the area.

630.04 - REHABILITATION PLAN - Drilling and production shall be permitted only from areas for which there is a Rehabilitation Plan approved by the Board of County Commissioners.

630.041 - Rehabilitation Plan - All such Rehabilitation Plans shall include the following:

1.) Redevelopment Plan showing existing and proposed site and all facilities pertinent thereto. Such plans shall include the surrounding area within five hundred (500) feet of the property boundary line, drawn to an appropriate scale.

2.) Details of re-grading and re-vegetation of the site during and at conclusion of the operation.

630.042 - Required Rehabilitation - The following requirements shall be met in the Rehabilitation Plan:

1.) Upon cessation of drilling and beginning of production, the well shall be serviced only with a portable derrick when required.

2.) All concrete, pipe, wood and other foreign materials shall be removed from the drill site to a depth of six (6) feet below grade, unless part of a multi-well cellar then being used in connection with any other well for which a permit has been issued.

3.) All holes and depressions shall be filled and packed with native earth. All oil, waste oil, refuse or waste material shall be removed from the drill site.

4.) Adequate landscaping shall be required of the drilling site with screen planting around visible equipment and tanks, ground cover on other portions of site and maintenance of all equipment and premises in a good and painted condition.

5.) All drilling equipment and the derrick shall be removed from the premises within sixty (60) days following the completion, abandonment or desertion of any well.

SECTION 640 - EXCEPTIONAL USE DISTRICT REGULATIONS

640.02 - SPECIAL USES - The following listed uses shall be subject to these EXCEPTIONAL USE DISTRICT REGULATIONS, except as they may be permitted by other provisions of this Zoning Resolution.

640.021 - Transportation - Airport or flying field, transportation terminals, depots or other transportation facilities not exempt from regulation.

640.022 - Recreation and Amusement - Amusement center, amusement park, skating rink, miniature golf, swimming pool, drive-in theater or similar facility.

Drive-in theater (except adult motion picture theater as defined in Section 720, Article VII)

Athletic field, stadium, racetrack or similar sports facility not otherwise allowed by the provisions of this Zoning Resolution.

Golf club, country club, fishing club or lake, gun club, riding stable, including boarding of animals, or similar recreational facility operated on an admission fee or membership basis.

Resort establishment, park, camping or boating facilities, picnic grounds or similar recreational facility operated on an admission fee or membership basis.

640.023 - Social and Cultural Institution - Cemetery or Crematory not otherwise allowed by the provisions of this Zoning Resolution.

Hospital, sanitarium, convalescent home, rest home or home for children or the aged, not otherwise allowed by the provisions of this Zoning Resolution.

Private school or college including those with students or faculty in residence, not otherwise allowed by the provisions of this Zoning Resolution.

640.024 - Other Uses not Provided for - Other legal uses of unique or exceptional requirements or circumstances that are otherwise not permitted by this Zoning Resolution.

640.03 - PROCEDURE - The following procedure shall be followed in placing land in the EXCEPTIONAL USE DISTRICT.

640.031 - Development Plan - Three (3) copies of a Development Plan shall be submitted with the application for amendment of the Zoning District Map and such plan shall include in text or map form:

1.) The proposed location and size of areas of use; indicating size, location and type of structure.

2.) The proposed location, size and use of all open areas landscaped and other open space with suggested ownership of such areas.

3.) The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility or other evidence of reasonableness.

4.) The proposed circulation pattern including streets, both public and private, parking areas, walks and other access ways including their relation to topography, existing streets and other evidence of reasonableness.

5.) The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or concepts for site development, buildings, landscapes or other features. Such schedule shall include the use or redevelopment of existing features such as structures, streets, easements, utility lines and land use.

6.) The relationship of the proposed development to the existing and future land use in the surrounding area, the street system, community facilities and services and other public improvements.

7.) Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan within three (3) years. Such control includes property rights, economic resources and engineering feasibility as may be necessary.

640.032 - Basis of Approval - The basis of approval for the EXCEPTIONAL USE DISTRICT shall be:

1.) That the proposed development is consistent in all respects to the purpose, intent and applicable standards of this Zoning Resolution;

2.) That the proposed development is in conformity with a Comprehensive Plan or a portion thereof as it may apply;

3.) That the proposed development advances the general welfare of Blendon Township and that the benefits to be derived from the proposed use justifies the change in the land use character of the area.

640.033 - Effect of Approval - The Development Plan as approved by Blendon Township Commissioners shall constitute an amendment of the Special District Map and a supplement to the EXCEPTIONAL USE DISTRICT REGULATIONS as they apply to the land included in the approved amendment.

The approval shall be for a period of three (3) years to allow the preparation of the Subdivision Plat, submitted in accordance with the **Subdivision Regulations for Franklin County, Ohio,** if required; or if no plat is required for the completion of plans for application for a Certificate of Zoning Compliance. If the plat is not submitted and filed nor such Certificate applied for and used within the three (3) year period, the approval shall become voided and the land shall revert to its last previous Zoning District, except if an application for time extension is submitted and approved in accordance with 640.034.

640.034 - Extension of Time or Modification - An extension of the time limit or the modification of the approved Development Plan may be approved by the Blendon Township Trustees. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, safety and welfare of the public or the Development Standards of the EXCEPTIONAL USE DISTRICT.

640.04 - DEVELOPMENT STANDARDS - The provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall pertain to the EXCEPTIONAL USE DISTRICT. Because of the unique nature and requirements of these uses, and because their locations cannot be readily predetermined, appropriate Development Standards cannot be set forth, but full usage of Development Standards, requirements, and other provisions of this Zoning Resolution shall be used, as they may be appropriate.

SECTION 655 - BIG WALNUT CREEK WATERSHED RIPARIAN SETBACKS

655.02 - PURPOSE AND INTENT

The following district is established to protect and enhance the functions of riparian areas by providing reasonable controls governing structures and uses within a riparian setback along watercourses in the Big Walnut Creek watershed.

655.022 – Findings - It is hereby determined that the system of rivers, streams, and other natural watercourses within the Big Walnut Creek watershed contribute to the health, safety, and general welfare of the residents of those watersheds. The specific purpose and intent of this district is to govern uses and developments within riparian setbacks that would impair the ability of riparian areas to**:**

a) Reduce flood impacts by absorbing peak flows, slowing the velocity of flood waters, and regulating base flow.

b) Protect watercourse physical, chemical and biological characteristics and maintain watercourse functions.

c) Preserve to the maximum extent practicable the natural drainage characteristics of the community and building sites.

d) Preserve to the maximum extent practicable natural infiltration and ground water recharge, and maintain subsurface flow that replenishes water resources, wetlands, and wells.

e) Reduce the long term expense of remedial projects needed to address problems caused by inadequate storm water control.

f) Reduce the need for costly maintenance and repairs to roads, embankments, sewage systems, ditches, water resources, and storm water management practices that are the result of inadequate storm water control due to the loss of riparian areas.

g) Assist in stabilizing the banks of watercourses to reduce stream bank erosion and the downstream transport of sediments.

h) Reduce pollutants in watercourses during periods of high flows by filtering, settling, and transforming pollutants before they enter watercourses.

i) Provide shade and nutrient inputs, thus regulating in-stream temperatures and providing food for aquatic communities.

j) Reduce the presence of nuisance species to maintain a healthy, diverse aquatic system.

k) Provide habitat to a wide array of wildlife by maintaining diverse and connected riparian vegetation.

655.04 - APPLICABILITY AND COMPLIANCE

a) Except as otherwise provided in Section 655, all property located within a riparian setback from a watercourse that is subject to this Section shall be preserved in its natural state.

b) In the event of a conflict between a provision of Section 655 and any other provision of the Blendon Township Zoning Resolution, Franklin County Subdivision Regulations, or other adopted regulation, the more stringent regulation applies.

655.06 - ESTABLISHMENT OF DISTRICT

The Big Walnut Creek Watershed Riparian Setback Overlay District is hereby established. This district applies in the following areas:

a) All territory in Blendon Township within the Big Walnut Creek watershed as designated by the United States Geological Survey HUC 05060001130 and 05060001150

655.08 – WATERCOURSES

655.082 – Applicability– Riparian setbacks, as established pursuant to Section 655.09, apply to all:

a) Perennial, ephemeral and intermittent streams with a defined bed, bank or channel, and
b) Watercourses that happen to generally parallel a road for any distance and are not constructed exclusively for road side drainage

655.084 – Reference Map - The Franklin County Hydrography Dataset developed by the Franklin Soil and Water Conservation District (hereinafter referred to as Franklin Soil and Water) may be used as a reference to determine the location of watercourses and the extent of required riparian setbacks. The dataset is an electronic map, created using GIS software. In the event of a conflict between the dataset and the application of a provision of Section 655, the provision of Section 655 will control. Although the dataset is a guide and believed to be accurate, the presence or absence of a watercourse requiring protection shall be based upon actual conditions on the property. The Reference Map will be updated from time to time as observed or measured field conditions may change. Any changes to the Reference Map will be in accordance with all applicable federal or State of Ohio requirements related to riparian setbacks, storm water controls, flood control, or such other applicable laws or regulations.

655.09 – RIPARIAN SETBACKS – Subject to the inclusion of floodplains, wetlands and steep slopes as determined by Section 655.094, the extent of a riparian setback shall be delineated based upon one of the following two methods:

a) Method 1: The setback distance for property along Big Walnut Creek will measure 25 feet from the bank edge of the stream.

b) Method 2: The setback distance for tributary streams for the Big Walnut Creek will measure 10 feet from the bank edge of the stream.

655.094 – Inclusion of Floodplain, Wetlands and Steep Slopes– Where applicable, the following provisions governing floodplains, wetlands and steep slopes supersede Section 655.09. In the event of a conflict among the following two (2) provisions, the greatest setback distance applies.

a) Where a wetland is identified within a riparian setback, the riparian setback width must be extended to the outermost boundary of the wetland. Wetlands must be delineated through a site survey prepared by a qualified wetlands professional retained by the landowner using delineation protocols adopted by the U.S. Army Corps of Engineers at the time an application is made under this Section 655.

b) Where a slope of 12 percent or greater or a slope designated as Highly Erodible Land (HEL), as defined in Section 720, is partially contained within the riparian setback, the riparian setback width must be extended to the top of the 12 percent slope or the top of the slope designated as HEL.

   1) In case of landowner disagreement with any steep slope or HEL designation the property owner may, at their own expense, hire a registered professional surveyor or qualified soil scientist to provide additional information to the Administrative Officer to assist in the determination of steep slope or HEL.

655.10 APPLICATIONS AND SITE PLANS - Applicants submitting development applications are responsible for delineating riparian setbacks as required by this regulation.

655.102 – Site Plan Required - Applicants must identify all setbacks on site plans included with subdivision plans, land development plans, and/or zoning permit applications submitted to the Blendon Township Zoning Department.

655.104 – Preparation of Site Plan - The site plan must be prepared and sealed by a professional engineer, surveyor, or landscape architect.

655.106 – Required Elements on Site Plans - Applicants must submit two (2) copies of the site plan. This site plan must be submitted in addition to any other plan required in conjunction with a development proposal.

a) The site plan must include the following information:

   1) The site boundaries with dimensions;
   2) The Drainage Area of the site;

3) The locations of all watercourses and wetlands;
4) The limits, with dimensions, of the riparian setbacks;
5) The existing topography at contour intervals of two (2) feet;
6) The location and dimensions of any proposed structures or uses, including proposed soil disturbance, in relationship to all watercourses;
7) The proposed location of construction fencing delineating riparian setback area as required in Section 655.108;
8) North arrow, scale, date, and stamp bearing the name and registration number of the qualified professional who prepared the site plan;
9) Soil types and locations;
10) Other such information as may be reasonably necessary for the Administrative Officer to ensure compliance with this regulation; and
11) Narrative describing proposed uses and maintenance plan within the riparian setback.

655.108 – Construction Fencing Required - Prior to any soil disturbing activities occurring, the riparian setback must be clearly identified by the applicant on site with construction fencing as shown on the site plan and the fencing must be maintained throughout soil disturbing activities.

655.110 – No Approvals Without Required Site Plan - No approvals or permits will be issued by the Administrative Officer without submission of a site plan as required by this regulation, including the prior identification of riparian setbacks on the affected land.

655.12 PERMITTED USES IN RIPARIAN SETBACKS - Open space uses that are passive in character are permitted in riparian setbacks, including but not limited to those listed in this Section 655.12. No use permitted under this regulation allows trespass on privately held lands.

655.122 – Permitted Uses Not Requiring a Zoning Certificate - The following uses are permitted and do not require a certificate of zoning compliance:

a) Property Maintenance. The enjoyment, access, and maintenance of lawns, landscaping, shrubbery, or trees existing at the time of passage of this regulation.

b) Passive Recreational Activity.
   1) Uses such as hiking, fishing, hunting, picnicking, and similar passive recreational uses, as permitted by federal, state, and local laws.
   2) Unimproved trails and stream access points. Improved trails require a certification of zoning compliance as listed below in Section 655.124.

c) Removal of Damaged or Diseased Trees, invasive species, or noxious weeds. Invasive species (as defined by the Ohio Department of Natural Resources), noxious weeds and damaged or diseased trees that endanger people or that pose a serious threat to property, may be removed.

   Special care should be taken to remove trees sparingly. Damaged or decaying trees serve important ecological functions such as supplying stream habitat and material for organisms that aid in organic decomposition as well as providing habitat for endangered species, such as Indiana bats. Applicants or property owners are encouraged to allow these seemingly-damaged trees to remain in their natural state.

Applicants or property owners are further encouraged to seek assistance from Franklin Soil and Water for advice on maintaining these important ecological functions. Franklin Soil and Water can also provide information regarding best management practices in herbicide application techniques for controlling invasive species and noxious weeds in accordance with Ohio DNR and other applicable state and federal regulations.

d) Revegetation and/or Reforestation. Riparian setbacks may be revegetated and/or reforested with Ohio-native, noninvasive plant species. Applicants or property owners are encouraged to seek guidance from Franklin Soil and Water.

655.124 – Permitted Uses Requiring a Zoning Certificate - The following permitted uses require a zoning certificate as provided for in SECTION 705.02 - CERTIFICATE OF ZONING COMPLIANCE.

a) Fences and walls. Fences and walls that provide adequate surface water flow through, under or around, as determined by Franklin Soil and Water, are permitted.

b) Paved or otherwise improved trails. Construction of paved or otherwise improved trails in the riparian setback to further passive recreational uses is permitted with a development plan approved by the Administrative Officer.

Construction of paved or otherwise improved trails must meet the following development standards:

1) Paved trail surfaces must be improved with a pervious or semi-pervious material.
2) Trail width is a maximum of 12 feet
3) Clearing width is a maximum of 20 feet
4) Distance from edge of stream is a minimum of 100 feet
5) Trails that become damaged due to natural erosion:
    a. May not be repaired, and
    b. Must be moved upland or removed altogether and stabilized.

c) Crossings. Crossings through riparian setbacks with roads, driveways, easements, bridges, culverts, utility service lines, or other means may be permitted provided such crossings minimize disturbance in riparian setbacks. Mitigation of crossings may be required by state and federal agencies.

A certificate of zoning compliance for a new crossing will only be issued when one of the following findings is made by the Administrative Officer:

1) The parcel has no other existing access;
2) The crossing is necessary for public health or safety;
3) The applicant can demonstrate that important ecological protection and ecological benefits are realized, such as saving a mature woodlot, preventing habitat degradation, avoiding flow alteration, or ensuring passage for fish; or
4) The applicant demonstrates that the new crossing is necessary to achieve important ecological protection goals, or maximized ecological benefit, and that the crossing can be installed and maintained with minimal environmental impacts.

Such crossings may only be undertaken upon approval of a Crossing Plan by the Administrative Officer in consultation with Franklin Soil and Water. Such activity must minimize disturbance to the riparian buffer and mitigate any disturbances.

d) Stream Quality Improvement Projects. Stream bank stabilization, erosion control work, or large scale stream channel and riparian buffer restoration work along designated watercourses may be allowed, provided they comply with the following:

1) The project is ecologically compatible and substantially uses natural materials and native plant species where practical and available.
2) The project must comply with the applicable portions of the Ohio DNR Rainwater and Land Development handbook.
3) The project shall only be undertaken upon approval of a Stream bank Stabilization Plan by the Administrative Officer.
4) All stream bank stabilization plans should provide long term stream bank protection.

5) All erosion control measures shall be limited to the purposes of stream quality protection and enhancing stream channel stability.

In reviewing this plan, the Administrative Officer may consult with representatives of the Ohio Department of Natural Resources, Division of Natural Areas and Preserves or Division of Soil and Water Conservation; the Ohio EPA, Division of Surface Water; the Franklin Soil and Water Conservation District; or other technical experts as necessary.

655.126 – Proof of compliance with outside permits. If any activities will occur below the ordinary high water mark, as defined in Section 720, of the designated watercourse, the applicant must submit proof of compliance with the applicable conditions of a US Army Corps of Engineers Section 404 Permit (either a Nationwide Permit, including the Ohio State Certification Special Conditions and Limitations, or an Individual Permit, including Ohio 401 water quality certification).

Proof of compliance is considered one of the following:

a) A comprehensive site plan and a copy of the authorization letter from the U.S. Army Corps of Engineers approving activities under the applicable Nationwide Permit, or

b) A comprehensive site plan and a copy of the authorization letter from the U.S. Army Corps of Engineers approving activities under an Individual Permit.

655.14 PROHIBITED USES IN RIPARIAN SETBACKS

Any use not authorized under Section 655.12 – PERMITTED USES IN RIPARIAN SETBACKS is prohibited in riparian setbacks.

655.142 – List of Prohibited Uses - Prohibited uses are not limited to those examples listed here:

a) Construction. Construction of buildings or structures of any kind or size are prohibited except as provided for in Sections 655.144 and 655.18. This restriction applies to new construction, and does not apply to existing residential structures and associated accessory structures.

b) Dredging or Dumping. Drilling, filling, dredging, excavation or dumping of soil, other earthen material, spoils, liquid, or solid materials is prohibited except as permitted under this regulation.

c) Roads or Driveways. Installation of roads or driveways is prohibited, unless approved in association with an approved crossing plan.

d) Parking Spaces or Lots and Loading/Unloading Spaces for Vehicles. Establishment of parking spaces, parking lots, or loading/unloading spaces is prohibited.

e) New Surface and/or Subsurface Sewage Disposal or Treatment Areas. Use of areas within riparian setbacks for the disposal or treatment of sewage is prohibited, except as necessary to repair or replace an existing home sewage disposal system if permitted by the Franklin County Board of Health.

655.144 – Exceptions to Prohibited Uses – The following activities are exempt from the restrictions set forth in Section 655.14 – PROHIBITED USES IN RIPARIAN SETBACKS. The exceptions listed below do not apply to uses and structures that are non-conforming with respect to the requirements of the underlying zoning district. Such existing non-conforming uses and structures must comply with the requirements of Section 110.04 of the Zoning Resolution.

a) The construction or reconstruction of any structure, or other impervious surface, permitted in the underlying zoning district on an existing, legal impervious surface on a lot of record developed with a single- or two-family dwelling existing at the time of passage of this regulation.
b) The installation of conduits flowing from storm water management facilities designed to treat storm water.
c) All activities conducted by Blendon Township .

655.16 NON-CONFORMING STRUCTURES OR USES IN RIPARIAN SETBACKS

The procedures for reviewing non-conforming structures and uses are set forth in Section 110.04 of the Zoning Resolution.

655.18 VARIANCES WITHIN RIPARIAN SETBACKS

a) The Blendon Township Board of Zoning Appeals (BZA) may grant a variance to this Section 655 as provided for by Section 810.04, APPROVAL OF A VARIANCE. In addition to the findings required by Section 810.04 the BZA must consider the following:

    1) The native vegetation of the property.

    2) The extent to which the requested variance impairs the flood control, erosion control, water quality protection, or other functions of the riparian setback.

    3) Soil-disturbing activities permitted in the riparian setback through variances must minimize clearing to the extent possible and must include the use of Best Management Practices necessary to minimize erosion and control sediment.

    4) The degree to which the presence of significant impervious cover, or smooth vegetation such as maintained lawns, in the riparian setback compromises its benefits to any waterway.

b) In order to maintain the riparian setback to the maximum extent practicable, the BZA may consider granting variations to other area or setback requirements imposed on a property by the Blendon Township Zoning Resolution.

655.20 - PROCEDURES FOR VARIANCES & APPEALS

The procedures for granting variances and appeals of the determinations of the Administrative Officer are set forth in Section 810 of the Zoning Resolution.

655.22 - PENALTIES

The penalties for violation of any provision of this Section are set forth in Section 710 of the Zoning Resolution.

II ADMINISTRATION

SECTION 705 - ENFORCEMENT OF REGULATIONS

705.01 - ADMINISTRATIVE OFFICER - This Zoning Resolution shall be administered and enforced by an Administrative Officer, that being the Blendon Township Zoning Inspector or his designated representative, who shall be appointed by the Blendon Township Trustees as is prescribed by Section 519.16, **Ohio Revised Code,** and is hereby empowered;

705.011 - Certificate of Zoning Compliance - To issue a Certificate of Zoning Compliance when these regulations have been followed or, to refuse to issue the same in the event of non-compliance.

705.012 - Collection of Fees - To collect the designated fees as set forth in this Zoning Resolution for Certificates of Zoning Compliance, application for amendment or changes, Appeal and Conditional Use.

705.013 - Making and Keeping of Records - To make and keep all records necessary and appropriate to the office, including record of the issuance and denial of all Certificates of Zoning Compliance and of receipt of complaints of violation of this Zoning Resolution and action taken on the same.

705.014 - Inspection of Building or Land - To inspect any building or land to determine whether any violations of this Zoning Resolution have been committed or exist.

705.015 - Interpretation and Enforcement - To interpret and enforce this Zoning Resolution and take all necessary steps to remedy any condition found in violation by ordering in writing, the discontinuance of illegal uses or illegal work in progress, and may request the Franklin County Prosecuting Attorney to commence appropriate action. Any person aggrieved by any decision or interpretation, either written or verbal, of the zoning officer may appeal such decision without fee to the Board of Zoning Appeals. Such appeals shall take priority on the BZA agenda, and shall be heard at the next available hearing, with abutters notified by the Blendon Township zoning office.

705.016 - Advise Zoning Commission - To keep the Zoning Commission advised of all matters other than routine duties pertaining to the enforcement of this Zoning Resolution and to transmit all applications and records pertaining to supplements and amendments.

705.017 - Advise Board of Appeals - To keep the Board of Zoning Appeals advised of all matters pertaining to Conditional Use Permits, Appeals or Variances and to transmit all applications and records pertaining thereto.

705.02 - CERTIFICATE OF ZONING COMPLIANCE – No occupied or vacant land shall hereafter be changed in its use in whole or part until the Certificate of Zoning Compliance has been issued by the Administrative Officer. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until the Certificate of Zoning Compliance has been issued by the Administrative Officer. No existing or new building shall hereafter be changed in its use in whole or in part until the Certificate of Zoning Compliance shall have been issued by the Administrative Officer. This section shall in no case be construed as requiring a Certificate of Zoning Compliance in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no major

repairs, alterations, or additions are proposed for such building.

705.021 - Building Permit - No building permit for the extension, erection or alteration of any building shall be issued before an application has been made and a Certificate of Zoning Compliance issued, and no building shall be occupied until such certificate is approved.

705.022 - Application for Certificates - Each application for a Certificate of Zoning Compliance for new development shall be accompanied by a plan in duplicate, prepared by a professional engineer, surveyor or architect, drawn to scale, one (1) copy of which shall be returned to the owner upon approval. The plan shall show the following:

1.) The actual dimensions of the lot including easements;

2.) The exact size and location of all buildings on the lot;

3.) The proposed new construction;

4.) The existing and intended use of all parts of the land or buildings;

5.) Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution;

6.) The proposed provision of water and sanitary sewer facilities;

7) A grading plan and storm sewer layout, to include existing and proposed surface and subsurface draining features indicating how storm runoff will be handled;

8.) The requirements of 705.022, or portions thereof, may be waived by the Administrative Officer when, in his opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed.

Applications for Certificates of Zoning Compliance must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Storm Water Management Manual if the proposal will disturb 1 or more acres of land, Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements and requirements of the applicable Ohio Environmental Protection Agency Construction permit.

705.023 - Fees - When making application for a Certificate of Zoning Compliance, applicants shall pay a fee to defray the administrative costs of processing the application. The required fee is listed on the department's most current schedule of fees.

705.024 - Issuance of Certificates - Certificates of Zoning Compliance shall be issued or refusal thereof given within thirty (30) working days after the date of application if all information required in the application is complete. Written notice of such refusal and reason thereof shall be given to the applicant.

705.025 - Expiration of Certificate of Zoning Compliance - If the change or modifications described in any Certificate of Zoning Compliance has not begun within six (6) months from the date of issuance

thereof, said Certificate of Zoning Compliance shall expire, it shall be revoked by the Administrative Officer and written notice thereof shall be given to the persons affected. If the work described in any Certificate of Zoning Compliance has not been substantially completed within one (1) year of the date of issuance thereof, said Certificate of Zoning Compliance shall expire and be revoked by the Administrative Officer and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled Zoning Compliance shall not proceed unless and until a new Certificate of Zoning Compliance has been obtained.

SECTION 710 - PENALTIES FOR VIOLATION

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

710.011Remedies for Violation of Zoning Resolution. In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used or any land is or is proposed to be used in violation of any regulation in or any provisions of this Resolution or any amendment thereto, the Board of Township Trustees, the Zoning Inspector, Prosecuting Attorney of the county, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

SECTION 711 – CREATION OF THE ZONING COMMISSION

711.01 APPOINTED BY THE BLENDON TOWNSHIP TRUSTEES. There shall be a Blendon Township Zoning Commission consisting of five (5) members appointed by the Blendon Township Trustees as provided by Section 519.04 of the Ohio Revised Code. The Board of Trustees may appoint two (2) alternate members to the Zoning Commission.

711.02 ORGANIZATION AND MEMBERS. The Zoning Commission shall organize and adopt rules in accordance with the Zoning Resolution. Meetings of the Commission shall be held at the call of the chairman, in accordance with the Zoning Resolution, and at such other times as the Commission determines. The Zoning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its other official actions. The Zoning Commission shall perform such functions and duties as may be set forth in the Zoning Resolution and/or applicable law.

SECTION 715 - AMENDMENTS OR SUPPLEMENTS TO ZONING RESOLUTION

715.01 - CHANGE OR AMENDMENT BY BLENDON TOWNSHIP TRUSTEES - The Blendon Township Trustees may change or amend the text of this Zoning Resolution and/or the Zoning District Map.

715.011 - Initiation by Resolution - Proposed changes or amendments may be initiated by the Blendon Township Board of Trustees by resolution or by motion of the Zoning Commission.

715.012 - Initiation by Application - Proposed changes or amendments may be initiated by one or more owners or lessees of land within the area that is proposed to be changed or affected by amendment of the Zoning Resolution.

715.013 - Resubmission of Application - If a proposed amendment or supplement initiated by application

is disapproved by the Blendon Township Trustees, another application for amendment affecting the land included in the disapproved application shall not be submitted within one (1) year from the date of disapproval, except with a statement by the Blendon Township Zoning Commission of changed or changing conditions affecting the land sufficient to warrant reconsideration.

715.05 - INITIATION OF ACTION BY OWNER OR LESSEE OF LAND - Two (2) copies of a provided application form shall be filed with the Administrative Officer not less than thirty (30) days prior to the public hearing of the Rural Zoning Commission at which the proposal is to be considered.

715.051 - Application - The application for any proposed change or amendment shall contain:

1.) A description or statement of the present and proposed provisions of this Zoning Resolution or the proposed change of the district boundaries of the Zoning District Map;

2.) A description by map or text of the property to be affected by the proposed change or amendment;

3.) A statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area;

4.) A list of owners and addresses of property within, contiguous to, and directly across the road from and all other property owners within three hundred (300) feet of the boundary of such area proposed to be rezoned. Such list shall be in accordance with the Franklin County Auditor's current tax list;

715.052 - Fees - Applicants shall pay a fee to Blendon Township of Franklin, Ohio, for each application for any proposed change or amendment to cover the necessary administrative and advertising costs. The required fee is listed on the department's most current schedule of fees.

SECTION 716 - PROCEDURE FOR CONSIDERATION OF PROPOSED CHANGE OR AMENDMENT

716.01 - ESTABLISHMENT OF PUBLIC HEARING BY ZONING COMMISSION - Upon the certification of such resolution by the Blendon Township Trustees, the adoption of such motion by the Zoning Commission or the filing of such application for a proposed change or amendment of the text of this Zoning Resolution or the Zoning District Map, the Zoning Commission shall set a date for a public hearing.

716.011 - Hearing Date - The date for a public hearing shall be set for not less than twenty (20) days nor more than forty (40) days from the date of the resolution, motion or application.

716.012 - Notice of Hearing - Notice setting forth the time and the place of such hearing and the nature of the proposed change or amendment shall be given by the Zoning Commission by one (1) publication in one (1) or more newspapers of general circulation in each township affected by such proposed change or amendment at least ten (10) days before the date of such public hearing.

If the proposed change or amendment intends to affect (rezone or redistrict) ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the public hearing shall be mailed by the Zoning Commission, by first class mail, at least ten (10) days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from such area affected by the proposed change or amendment. Such notice is to be mailed to the address of such owners appearing on the County Auditor's current tax list. The failure of delivery of such notice shall not invalidate any such amendment. The published and mailed notices shall set forth the time, date and place of the public hearing, and shall include all of the requirements of ORC 519.12 (C) or (D).

716.02 - ACTION BY THE FRANKLIN COUNTY PLANNING COMMISSION - The Franklin County Planning Commission shall consider the proposed amendment and make recommendations concerning the approval, denial or some modification thereof to be considered by the Zoning Commission.

716.021 - Staff Review - The staff of the Franklin County Planning Commission together with the Franklin County Engineer, the Franklin County Board of Health and other appropriate agencies or bodies may present to the Franklin County Planning Commission a written report including all apparent facts, implications and conclusions concerning the proposed change or amendment.

716.022 - Recommendation - The Franklin County Planning Commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the Zoning Commission. Such recommendation shall be considered at the public hearing held by Blendon Township Zoning Commission on such proposed amendment.

716.03 - ACTION BY THE ZONING COMMISSION - After a public hearing, the Zoning Commission shall act on a proposed change or amendment.

716.031 - Consideration - The Zoning Commission shall consider the approval, denial or some modification of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area.

716.032 - Recommendation - Within thirty (30) days after the conclusion of the public hearing, the Zoning Commission shall submit to the Blendon Township Trustees a recommendation of approval, denial or some modification of the proposed change or amendment, together with such resolution or application, the text and map pertaining thereto, and the recommendation of the Franklin County Planning Commission.

716.04 - ACTION BY THE BLENDON TOWNSHIP TRUSTEES - Upon receipt of such recommendation concerning a proposed amendment the Blendon Township Trustees shall set a time for a public hearing.

716.041 - Hearing Date - The date for a public hearing shall be set for not more than thirty (30) days from the date of the receipt of recommendation from the Zoning Commission.

716.042 - Notice of Hearing - Notice setting forth the time and place of the public hearing and a summary of the proposed change or amendment shall be given by the Blendon Township Trustees by one (1) publication in one (1) or more newspapers of general circulation in Blendon Township at least ten (10) days before the date of the public hearing.

716.043 - Final Action - Within twenty (20) days after such public hearing, the Blendon Township Trustees shall either adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof.

In the event the Blendon Township Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Blendon Township Trustees shall be required.

716.044 - Date of Effect - Such change or amendment as the Blendon Township Trustees shall adopt shall become effective in thirty (30) days after the date of such adoption unless within such thirty (30) day period there is presented to the Blendon Township Trustees a petition, as set forth in Section 519.12 (H), **Ohio Revised Code,** requesting the Blendon Township Trustees to submit the proposed change or amendment to referendum vote.

SECTION 720 - DEFINITIONS

720.01 - DEFINITION OF WORDS - Except where specifically defined herein, all words used in this Zoning Resolution shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural; the word structure includes the word building; the word lot includes the word plot or parcel; the term "shall" is always mandatory; the words "used" or "occupied", as applied to any land or structure shall be construed to include the words "intended, arranged or designed to be used or occupied."

720.011 - Specifically Defined Words - The following listed words are specifically defined for use in this Zoning Resolution:

100-YEAR FLOODPLAIN - Any land susceptible to being inundated by water from a base flood. The base flood is the flood that has a one percent or greater chance of being equaled or exceeded in any given year.

ACCESSORY BUILDING - A customary accessory building or use is one which:

a.) Is subordinate to in area, extent or purpose and serves the principal building or use;

b.) Contributes to the comfort, convenience, or necessity of occupants of the principal building or use served; and

c.) Is located on the same lot as the principal building or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.

ADMINISTRATIVE OFFICER - The official charged with the administration and enforcement of the Zoning Resolution.

ADULT - An individual eighteen years of age or older.

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

ADULT MATERIAL - Adult material means any book, magazine, newspaper, pamphlet, poster, print, picture, slide, transparency, figure, image, description, motion picture film, phonographic record or tape, other tangible thing, or any service, capable of arousing interest through sight, sound, or touch, and:

1.) Which material is distinguished or characterized by an emphasis on matter displaying, describing, or representing sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination; or

2.) Which service is distinguished or characterized by an emphasis on sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination.

ADULT MOTION PICTURE THEATER - Adult motion picture theater means an enclosed motion picture theater or motion picture drive-in theater used for presenting, and deriving a majority of its gross income from adult material for observation by patrons therein.

ADULTS ONLY ENTERTAINMENT ESTABLISHMENT – Adults-only entertainment establishment means an establishment which features services which constitute adult material, or which features exhibitions of persons totally nude, topless or bottomless, strippers, male or female impersonators, or similar entertainment which constitute adult material.

ADULT CARE FACILITY - An adult family home or an adult group home. For the purposes of this ordinance, any residence, facility. institution, hotel, congregate housing project, or similar facility that provides accommodations and supervision to three (3) to sixteen (16) unrelated adults, at least three (3) of whom are provided personal care services, is an adult care facility regardless of how the facility holds itself out to the public. Adult care facility does not include:

a.) A facility operated by a hospice care program licensed under ORC 3712.04 that is used exclusively for care of hospice patients;

b.) A nursing home, rest home, or home for the aging as defined in ORC 3721.01;

c.) A community alternative home as defined in ORC 3724.01;

d.) An alcohol and drug addiction program as defined in ORC 3793.01.

ADULT FAMILY HOME - A residence or facility that provides accommodations to three (3) to five (5) unrelated adults and supervision and personal care services to at least three (3) adults (ORC 3722).

ADULT GROUP HOME - As defined under ORC 3722, an adult group home means a residence or facility that provides accommodations to six (6) to sixteen (16) unrelated adults and provides supervision and adult personal care services to at least three (3) of the unrelated adults.

ADVERTISING AREA - The advertising area of a sign or billboard is the entire area within a continuous perimeter forming a basic geometric figure which encloses the message or display along with any frame or other material, color, internal illumination or other feature which forms as an integral part of the message and is used to differentiate the sign or billboard from the wall or supporting structure upon which it is placed. The necessary supports or uprights are excluded from the graphic area if they give the visual appearance of a single color.

ADVERTISING FACE (Sign Face) - Shall be that advertising area of the billboard (advertising structure) devoted solely to advertising purposes.

AGRICULTURE - Includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; 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.

ALLEY - Secondary access way of not less than twenty (20) feet in width dedicated to public use for travel or transportation and affording vehicular access to abutting property.

ALTERNATIVE WASTEWATER TREATMENT SYSTEM – Shall include, but is not limited to, systems that involve constructed wetlands or land application technology for the treatment of wastewater.

APARTMENT - A portion of a building consisting of a room or suite of rooms intended, designed, or used as a permanent residence by an individual or one (1) family.

APARTMENT HOUSE - See dwellings, multi-family

APIARIST – see BEEKEEPER.

APIARY - the assembly of one or more colonies of bees at a single location.

APICULTURE – the cultivation of bees for purposes of producing honey, pollination services, queen breeding programs, or other products of the hive.

AREA OF SHALLOW FLOODING - A designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent (1%) or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD - The land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year. Areas of special flood hazard are designated by the Federal Emergency Management Agency as Zone A, AE, AH, AO, A1-30, and A99.

BANKFULL CHANNEL WIDTH - The width of a stream during channel-forming or effective discharge, defined as: $\mathbf{W = 133\ (DA)^{0.43}}$, where DA is the drainage area of the stream in square miles and W is the bankfull channel width in feet.

BASE FLOOD - A flood which is representative of large floods known to have occurred in the central Ohio region and characteristic of floods expected to have a one percent (1%) chance of being equaled or exceeded in any given year. Sometimes referred to as Regional Flood or One Hundred (100) Year Flood.

BASEMENT - A story all or partly underground but having at least one-half (l/2) of its height below the average level of the adjoining ground.

BEEKEPER - a person who owns or has charge of one or more colonies of bees.

BEEKEEPING EQUIPMENT - anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

BILLBOARD (Off-Premise Sign) - A billboard shall be defined as a sign that identifies or communicate

a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located. A billboard is an *Advertising Structure.* An advertising structure shall be the entire structure including the advertising face and any supporting or appurtenant structures thereto.

BOARDER - A renter who rents a room or suite of rooms and is provided regular meals as well as lodging.

BOARDING HOUSE - A facility which provides rooms for rent and meals for boarders.

BORROW PIT - A pit adjacent to a fill or embankment from which material is taken for the purpose of making the fill or constructing and maintaining that embankment.

BOTTOMLESS - Bottomless means less than full opaque covering or male or female genitals, pubic area or buttocks.

BUILDING - A structure having a roof supported by columns, walls or any series of structures separated by fire separations but contained under a common roof or within common walls and requiring a building permit in accordance with the building regulations of Franklin County, Blendon Township or the State of Ohio that is used for shelter, occupancy, enclosure, or support of persons, animals or property.

BUILDING, HEIGHT OF - The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

BUILDING SETBACK LINE - A line establishing the minimum allowable distance between the nearest portion of any building and the center line of any street when measured perpendicularly thereto.

BUS – Any motor vehicle that has motor power and is designed and used for carrying more than nine (9) passengers, except any motor vehicle that is designed and used for carrying not more than fifteen (15) passengers in a ridesharing arrangement.

BZA – The Blendon Township Board of Zoning Appeals.

CABO - Council of American Building Officials.

CARRY OUT RESTAURANT - An establishment which by design of physical facilities, by service or by packaging procedures permits or encourages the purchase of prepared ready-to-eat foods intended primarily to be consumed off the premises, and where the consumption of food in motor vehicles is not permitted or not encouraged.

CENTERLINE - The midpoint between two (2) edges of a paved road.

CENTRALIZED (Public) WATER AND SANITARY SEWER SERVICE - Any system, other than an alternative waste water treatment system, individual well, septic tank tile field that is operated by a municipality, governmental agency, or a public utility for the collection, treatment and disposal of wastes and furnishing of potable water.

CERTIFICATE OF ZONING COMPLIANCE - A document issued by the zoning administrator which stipulates whether a planned use either meets or does not meet the requirements of this zoning resolution.

CEPAC – Franklin County Chemical Emergency Preparedness Advisory Council. A consortium of the Franklin County Board of Health and the Columbus Board of Health which tracks use and storage of hazardous materials, as required under the SARA Title III act.

CHANNEL - A natural or artificial depression of perceptible extent with definite bed and banks to confine and conduct flowing water either continuously or periodically.

CHILD DAYCARE - Any place, home or institution which cares for young children apart from their parents when received for regular periods of time for compensation such as kindergarten, nursery school or class for young children that develops basic skills and social behavior by games, exercises, toys and simple handicraft. Daycare is included in the definition of childcare; the care of more than twelve (12) children is a business.

COLD-FRAME – An unheated outdoor apparatus consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

COLONY - Colony or hive means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and drones, including brood, combs, honey and the receptacle inhabited by the bees.

COMMUNITY GARDEN – An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption, sales, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

CONDITIONAL USE - A use which is essential to or would promote the public health, safety or welfare in one (1) or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed within this ordinance.

CONFORMING USE - Any lawful use of a building, structure, lot, sign or fence which complies with the provisions of this resolution.

CONSTRUCTION VEHICLE – Any vehicle designed and/or used in association with construction, development, demolition, and/or transportation activities including (but not limited to) bulldozers, back hoes, dump trucks and bobcats.

COMMERCIAL TRACTOR – Any motor vehicle that has motive power and either is designed or used for drawing other motor vehicles, or is designed or used for drawing another motor vehicle while carrying a portion of the other motor vehicle on its load, or both.

COMMERCIAL VEHICLE – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo or freight and

shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial

vehicle or truck. Commercial vehicles do not include passenger cars that qualify as non-commercial motor vehicles as defined in Ohio Revised Code Section 4501.01.

COMMUNITY NFIP ADMINISTRATOR - The person, persons, agency, or other local government entity responsible for the administration and enforcement of the National Flood Insurance Program in compliance with Federal Law 44 CFR Parts 59 and 60. For Blendon Township the Franklin County Development Department is the Community NFIP Administrator.

CRITICAL AREA - An area with one (1) or more of the following characteristics: (1.) slopes in excess of twenty percent (20%); (2.) floodplain; (3.) soils classified as having a high water table; (4.) soils classified as highly erodible, subject to erosion or highly acidic; (5.) land incapable of meeting percolation requirements; (6.) land formerly used for landfill operations or hazardous industrial use; (7.) fault areas; (8.) stream corridors; (9.) estuaries; (10.) mature stands of native vegetation; and (11.) aquifer recharge and discharge areas.

CULVERT - A drain, ditch or conduit not incorporated in a closed system, that carries drainage water under a driveway, railroad, pedestrian walk or public way.

DAMAGED OR DISEASED TREES - Trees that have split trunks; broken tops; heart rot; insect or fungus problems that will lead to imminent death; undercut root systems that put the tree in imminent danger of falling; lean as a result of root failure that puts the tree in imminent danger of falling; or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a watercourse or onto a structure.

DAY CARE CENTER - See CHILD CARE.

DECIBEL - A unit of sound.

DECIDUOUS - Plants that drop their leaves before becoming dormant in winter.

DEED - A legal document conveying ownership of real property.

DEPARTMENT - When used without clarification means the Blendon Township Zoning Department.

DETACHED - A structure which is separate from and does not share a common wall or connect in any way to another structure.

DETENTION BASIN - A storage facility for the temporary storage of storm water runoff.

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 or materials.

DIRECTOR - When used without clarification means the Blendon Township Zoning Inspector.

DISTURBANCE - Any clearing, grading, excavating, filling, or other alteration of land surface where natural or man-made cover is destroyed in a manner that exposes the underlying soils.

DRAINAGE AREA (DA) - The amount of land area draining to a particular watercourse.

DRIVE-THROUGH BUSINESS OR WINDOW - An establishment or part of an establishment designed for the conduct of business with customers who remain within a vehicle during the transaction.

DUMPSTER – Any container used for the temporary storage of trash, pending collection, having a capacity of at least one (1) cubic yard or 200 gallons.

DWELLING - Any building which is completely intended for, designed for, and used for residence purposes, but for the purposes of this ordinance, shall not include a hotel, motel, nursing home, tourist cabins, college or university dormitories, or military barracks.

DWELLING, ATTACHED, SINGLE-FAMILY - A dwelling unit which is attached to one (1) or more dwelling units, each of which has independent access to the outside of the building to ground level and which has no less than two (2) exterior walls fully exposed and not in common with the exterior walls of any other unit.

DWELLING, DETACHED, SINGLE-FAMILY - A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings by open space, which dwelling unit shall be constructed in accordance with the any of the following:

1.) The CABO One (1) and Two (2) Family Building Code;

2.) The Ohio Basic Building Code for industrialized units as provided in ORC 3781.06, (C);

3.) The United States Department of Housing and Urban Development 1974 Manufactured Housing Construction Safety Standards and which manufactured home also meets all of the following criteria:

a.) The structure fronts on an approved public or private street;

b.) The structure is affixed to a permanent frost free foundation (slab, crawl or full foundation constructed in accordance with the CABO 1995 One and Two Family Code);

c.) The structure is connected to appropriate utilities;

d.) The structure is at least twenty-two (22) feet minimum in both length and width, with a minimum habitable area of nine hundred (900) square feet;

e.) The structure has a six (6) inch minimum cove overhang, including appropriate guttering, a minimum roof pitch of 3/12 and conventional residential siding (lap, clapboard, shake, masonry, vertical natural materials);

f.) The structure has the indicia of mobility (trailer tongue, running lights, wheels and axles) removed prior to placement on its foundation;

g.) Safety requirements for egress shall be one (1) five (5.0) net square foot window opening (represents the half of a double hung sash window) in each bedroom on the first floor. The area measured shall be the net opening without special tools and shall be no more than forty-four (44) inches off the interior floor. Smoke detectors shall be provided in every bedroom;

h.) The structure is intended to be assessed and taxed as permanent real estate, not personal property. The title for such structure shall be surrendered to Blendon Township upon its fixture to a permanent foundation and such surrender shall be notice to the auditor to tax said structure as real estate from that day forward;

i.) The structure was manufactured after January 1, 1995 in accordance with Ohio Revised Code 3781.05 (F).

DWELLING, FARM - A single family dwelling on a lot of five (5) or more acres.

DWELLING, TWO-FAMILY - A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units living independently of each other.

DWELLING, (MULTI-FAMILY) OR APARTMENTS - A residential building arranged or intended for three or more dwelling units, as separate housekeeping units.

DWELLING UNIT - A building or portion thereof providing complete housekeeping facilities (cooking, personal washing, sanitary toilets and sleeping) for one (1) person or one (1) family.

EASEMENT - A grant of one (1) or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

EPHEMERAL STREAM - A watercourse or stream that flows only in response to precipitation.

ENVIRONMENTAL IMPACT STATEMENT (EIS) - A statement on the effect of development proposals and other major actions which significantly affect the environment.

ESTABLISHED GRADE - That point where the grade line intersects the fronting wall of the building.

FACADE - The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

FACING - The facing of a sign or billboard is the readable copy area of any sign or billboard visible to traffic proceeding along a public street in one (1) direction.

FAMILY - An individual or two (2) or more persons related by blood or marriage or group of not more than four (4) unrelated persons (excluding servants) who need not be related by blood or marriage, living together in a single dwelling unit as their common home for the time, as distinguished from a group occupying a boarding house, lodging house, hotel, club, fraternity or sorority house.

FEED LOT - Land used for the confining and commercial feeding of livestock and not necessarily connected with any general farming upon the same lot or premises. A plot of land on which livestock are fattened for market. All feed lots shall obtain appropriate permits for waste treatment and disposal from the OEPA or the Franklin County Blendon Township Board of Health prior to the issuance of a zoning permit.

FEMA - Federal Emergency Management Agency. This agency has overall responsibility for administering the National Flood Insurance Program.

FENCE - A fence is an artificially constructed barrier of material, such as wood, or a combination of materials which are commonly manufactured and utilized for attractively and effectively enclosing and screening areas of land. Material which is not originally manufactured for purposes of fencing and or screening shall not be utilized when constructing a fence.

A fence intended for purposes of screening in accordance with Section 521 shall be a minimum of six (6) feet in height, but in no case shall any fence exceed eight (8) feet in height.

FIRM - Flood Insurance Rate Map, which is an official map on which the Federal Emergency Management Agency has delineated the areas of special flood hazard.

FLOOD OR FLOODING - A general and temporary condition of partial or complete inundation of normally dry areas from: (1.) the overflow of inland or tidal waters; and/or (2.) the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE STUDY - The official report in which the Federal Emergency Management Agency has provided flood profiles, floodway boundaries and the water surface elevations of the base flood.

FLOODWAY - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than that prescribed by the Flood Insurance Study.

FLOODPLAIN - The areas adjoining a watercourse which are expected to be flooded as a result of a severe combination of meteorological and hydrological conditions.

FREE-STANDING SIGN - A sign intended to be erected and used permanently whose support structure is imbedded in the ground.

FRONTAGE - The side(s) of a lot abutting on a dedicated public or, in some cases, approved private street.

GIS - Geographic Information System.

GRANNY FLAT - A granny flat is a subservient apartment within a principal single family structure which meets all requirements of Section 302.039, plus allows usage only by members of the resident owner's family. Usage by servants or personal staff also would be considered family. Usage by persons outside the family would not be permitted unless granted a variance for such use.

GREENBELT - An open landscaped area which is used as a buffer between land uses.

GREENWAY – A linear open space or natural area along a watercourse. Greenways can be used to connect parklands, enhance recreational opportunities, and protect natural habitat and scenic areas.

GROSS FLOOR AREA - Gross floor area of a residential structure shall be computed as the sum of the gross horizontal area of the several floors of the residential structure, excluding finished or unfinished basements, breezeways, carports, garages, storage areas with only outside access, porches, unfinished attics, and other unheated and/or unfinished areas attached to the principal use or structure.

Gross floor area of non-residential structure shall be computed as the sum of the gross horizontal floor area of the specified use.

GROUNDWATER - The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.

HEIGHT OF A SIGN OR BILLBOARD - Unless otherwise specified, the height of a sign or billboard is the vertical distance between the top of its advertising area and the nearest grade of the earth's surface.

HIGHLY ERODIBLE LAND - A highly erodible soil, or soil map unit, has a maximum potential for erosion that equals, or exceeds, eight times the tolerable erosion rate. The maximum erosion potential is calculated without consideration to crop management or conservation practices, which can markedly lower the actual erosion rate on a given field.

The maximum potential erosion rate is determined by multiplying the rainfall factor (R) by the erodibility value of the soil (K) by the slope factor (LS) and dividing the product by the soil loss tolerance (T). The equation is expressed by the formula RKLS/T. A soil is highly erodible if the result of the equation RKLS/T is equal to or greater than eight.

The following list contains common HEL soil types:

Alexandria silt loam (12 to 18 percent slopes, eroded) AdD2
Alexandria silt loam (18 to 25 percent slopes, eroded) AdE2
Eldean silt loam (12 to 18 percent slopes, eroded) ElD2
Glynwood silt loam (6 to 12 percent slopes, eroded) GwC2
Hennepin and Miamian loams (18 to 25 percent slopes, eroded) HeE2
Hennepin and Miamian loams (25 to 50 percent slopes, eroded) HeF2
Miamian silty clay loam (12 to 18 percent slopes, eroded) MID2
Ritchey silt loam (12 to 18 percent slopes, eroded) RhD2
Udorthents (loamy, rolling) Up
Udorthents (loamy, sloping) Ur
Udorthents (loamy, steep) Us

HIVE – See COLONY

HOME OCCUPATION, PERMITTED USE - Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit and allowed by Section 511.02.

HOME OCCUPATION, CONDITIONAL USE – Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or accessory unit and allowed by Section 511.03.

HOMEOWNERS ASSOCIATION - A community association, which is organized in a development in which individual owners share common interests in open space or facilities.

HONEY BEE - all life stages of the common domestic honey bee, *Apis mellifera* species.

HOOP HOUSE – An apparatus made of polyvinyl chloride (PVC) piping or other material covered with translucent plastic, constructed in a half-round or hoop shape, used for growing and protecting plants.

IMPERVIOUS COVER - Any paved, hardened, or structural surface regardless of its composition including but not limited to buildings, roads, driveways, parking lots, loading/unloading areas, decks, patios, and swimming pools

IMPROVEMENT - A structural addition to a house or accessory structure which represents less than 50% of the value of the existing structure.

INDIVIDUAL WASTEWATER TREATMENT SYSTEM – An individual system or part thereof that treats and/or decomposes sanitary sewage and including but not limited to an individual aeration system, individual septic tank, individual leach field, or evaporation-transpiration mound. Said system shall be approved for use by the Ohio Department of Health and the Franklin County Board of Health and permitted by the Franklin County Board of Health.

INTEGRATED PEST MANAGEMENT (IPM) – An ecosystem-based agricultural pest control strategy that focuses on long-term prevention of pests or their damage through a combination of biological control, habitat manipulation, cultural practices, and use of resistant varieties. Pesticides are used only if non-chemical methods are not successful, and pesticide treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial organisms, and the environment. IPM-compliant fertilizers include compost, composted manure, seaweed, fish emulsion, bone meal, blood meal, coffee grounds, earthworm castings, bat guano, sheet-mulching and cover crops.

INTERMITTENT STREAM - A stream or portion of a stream that is dry for part of the year, ordinarily more than 3 months. It is often delineated with dashed lines on USGS maps.

KENNEL - An establishment for the breeding or boarding of dogs.

LANDSCAPE - (1) An expanse of natural scenery; (2) The addition of lawns, trees, plants, and other natural and decorative features to the land.

LOT, MINIMUM SIZE - A parcel of land occupied or to be occupied by a principal structure or group of

structures and accessory structures together with such yards, open spaces, lot width and lot area as are required by this Zoning Resolution, and having not less than the minimum required frontage upon a street, either shown and identified by lot number on a plat of record, or considered as a unit of property and described by metes and bounds.

LOT, DEPTH OF - The average horizontal distance between front and rear lot lines.

LOT LINE - A line bounding or demarcating a plot of land or ground as established by a plat of record.

LOT WIDTH - The average horizontal distance between side lot lines.

LOWEST FLOOR - The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is built in accordance with the applicable design requirements.

MANUFACTURED HOME - Any non self-propelled vehicle transportable in one or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein, and which conforms with the federal construction and safety standards established by the Secretary of Housing and Urban development (HUD) pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974. Calculations used to determine the number of square feet in a structure's exterior dimensions are measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows (ORC 4501.01). For the purposes of this section, chassis means a steel frame specifically designed and constructed with wheels or running gear and towing tongue installed for transportation on public streets or highways and designed without the need for a permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations; location on wheels, jacks, blocks, or other foundation, connection to utilities and the like.

MEANDER PATTERN - The characterization of a stream's curvature along its length.

MOBILE HOME - A non self-propelled dwelling unit built on a permanent movable chassis which is eight (8) feet or more in width and more than thirty-five (35) feet in length, which when erected on site is three hundred and twenty (320) or more square feet, that is transportable in one (1) or more sections and which does not qualify as a manufactured home. Specifically it does not conform to the 1974 HUD standards for manufactured homes.

MOTOR VEHICLE - Motor vehicle means any vehicle, including recreational vehicles, propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires.

NFIP - National Flood Insurance Program.

NON-COMMERCIAL MOTOR VEHICLE – Any motor vehicle, including a farm truck as defined in Section 4503.04 of the Ohio Revised Code, that is designed by the manufacturer to carry a load of no more

than one (1) ton and is used exclusively for purposes other than engaging in business for profit.

NON-CONFORMING USE - A legal use of a building and/or of land that antedates the adoption of these Regulations and does not conform to the Regulations for the Zoning District in which it is located.

NON CONFORMING LOT OF RECORD - A parcel of real estate which has been surveyed, given a legal metes and bounds description and legally recorded in the County Recorder's office prior to the adoption of or amendment to the Zoning Resolution, and which does not conform with the current zoning regulations.

NOXIOUS WEED - Any plant species defined by the Ohio Department of Agriculture as a "noxious weed" and listed as such by the Department. For the purposes of this regulation, the most recent version of this list at the time of application of this regulation prevails.

NUDE (NUDITY) - Nude (nudity) means the showing, representation, or depiction of human male or female genitals, pubic area, or buttocks with less than full, opaque covering of any portion thereof, or female breast(s) with less than a full, opaque covering of any portion thereof below the top of the nipple, or of covered male genitals in a discernibly turgid state.

OBSTRUCTION - Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter which is in, along, across, or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or which is placed where the flow of water might carry the same downstream to the damage of life or property.

OHIO EPA - The Ohio Environmental Protection Agency

OHIO DNR - The Ohio Department of Natural Resources

OPAQUENESS - The degree to which a wall, fence, structure or landscaping is solid or impenetrable to light or vision in a generally uniform pattern over its surface.

OPACITY - Degree of obstruction of light.

OPEN SPACE - Any parcel or area of unimproved land or water set aside, dedicated designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

ORDINARY HIGH WATER MARK - The line between upland and bottom land which persists through successive changes in water level, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil and the vegetation.

OUTDOOR STORAGE - The keeping, in an unroofed area of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours.

PARCEL - A lot or tract of land.

PERENNIAL STREAM - A stream that has continuous flow throughout the year, except during periods of drought.

PERMITTED USE - Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

POLITICAL GRAPHIC - A billboard or other graphic the purpose of which is to support or oppose any candidate or candidates for public office or any ballot questions or issues to be voted on in any election.

PORTABLE SIGN - A sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes.

PRIME AGRICULTURAL SOILS - Any of the soil types identified in section 302.041 having been found to be particularly suited to agricultural uses.

PRINCIPLE USE - The primary or predominant use of any lot.

PUBLIC IMPROVEMENT - Any improvement, facility or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy or similar essential services.

REGULATORY FLOODPLAIN - A watercourse and the areas adjoining a watercourse which have been or hereafter may be covered by the Base Flood.

RECREATIONAL VEHICLE - A vehicle which is: (1) built on a single chassis, (2) four hundred (400) square feet or less when measured at the largest horizontal projection, (3) designed to be self-propelled or permanently towable by a light duty truck, and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

RIDESHARING ARRANGEMENT – The transportation of persons in a motor vehicle where the transportation is incidental to another purpose of a volunteer driver and includes ridesharing arrangements known as carpools, vanpools and buspools.

RIPARIAN AREA - The transition area between flowing water and terrestrial ecosystems that may be composed of trees, shrubs and surrounding vegetation which serve to stabilize erodible soil, improve both surface and ground water quality, increase stream shading and enhance wildlife habitat.

RIPARIAN SETBACK - The real property adjacent to a designated watercourse located in the area defined by the criteria set forth in this regulation.

RELIGIOUS USE - A structure or place in which worship, ceremonies, rituals and education pertaining to a particular system of beliefs are held.

RESIDENTIAL ZONING DISTRICT OR USE - Residentially zoned district or use means any residential zoning district as listed in Section 201, Article II or any non-conforming residential subdivision zoned Rural or any area where persons may reside.

RIGHT-OF-WAY - A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and occupied or intended to be occupied by a road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer or other similar uses.

ZC – The Blendon Township Zoning Commission.

SCREENING - A method of visually shielding or obscuring one (1) abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

SEPTIC SYSTEM - An underground system with a septic tank used for the decomposition of domestic waters.

SEMI-TRAILER – Any vehicle of the trailer type that does not have motive power and is so designed or used with another and separate motor vehicle that in operation a part of its own weight or that of its load, or both, rests upon and is carried by the other vehicle furnishing the motive power for propelling itself and the semi trailer.

SETBACK WIDTH (W) - The total area, on both sides of the watercourse that is to be designated as the "Riparian Setback".

SEXUAL ACTIVITY - Sexual activity means sexual conduct or sexual contact, or both.

SEXUAL CONDUCT - Sexual conduct means vaginal intercourse between a male and a female, and anal intercourse, fellatio, and cunnilingus between persons regardless of sex. Penetration, however slight, is sufficient to complete vaginal or anal intercourse.

SEXUAL CONTACT - Sexual contact means any touching of an erogenous zone of another, including without limitation the thigh, genitals, buttock, pubic region, or, if the person is a female, a breast, for the purpose of sexually arousing or gratifying either person.

SEXUAL EXCITEMENT - Sexual excitement means the condition of human male or female genitals, when in a state of sexual stimulation or arousal.

SIC - Standard Industrial Classification Manual, current edition.

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

SLOPE - The ratio of elevation change to horizontal distance, expressed as a percentage. Slope is computed by dividing the vertical distance (rise) by the horizontal distance (run).

SOIL AND WATER CONSERVATION DISTRICT - An entity organized under Chapter 1515 of the Ohio Revised Code referring to either the Soil and Water Conservation District Board or its designated employee(s), subsequently referred to as Franklin Soil and Water.

SOIL DISTURBING ACTIVITY - Clearing, grading, excavating, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed and which may result in, or contribute to, erosion and sediment pollution.

STORMWATER BEST MANAGEMENT PRACTICES (Stormwater BMPs) - Schedules of activities, prohibitions of practices, maintenance procedures and other management practices (both structural and non-structural) to prevent or reduce the pollution of surface waters of the state. Stormwater BMPs also include treatment requirements, operating procedures and practices to control plant and/or construction site runoff, spillage or leaks, sludge or waste disposal or drainage from raw material storage.

STORMWATER MANAGEMENT FACILITY - Any constructed system designed to mitigate the adverse impacts of storm water or runoff pollution.

STREAM - Any perennial, ephemeral or intermittent stream or watercourse with a defined bed, bank or channel.

STREAM CENTERLINE - The line representing the one dimensional flow path of a stream.

STREAMWAY - The zone including the main channel of a stream and the attached floodplain wide enough to accommodate meander migration over time.

STREET - A street is an existing state, county, township or municipal roadway, which is shown on a plat approved pursuant to law or by other appropriate official action, consisting of at least forty (40) feet of improved, dedicated and publicly maintained right-of-way; or, a street is an approved private vehicular access which by regulations herein allowing private streets creates legal road frontage for future development.

STREET RIGHT-OF-WAY LINE - The dividing line between a street right-of-way and the contiguous property.

STRUCTURE - Anything constructed or erected, the use of which requires permanent location on the ground, or to something having permanent location on the ground including advertising signs, billboards and other construction or erection with special function or form, except fences or walks. For purposes of this resolution, paved courtyards, parking areas other than driveways, tennis courts, in-ground swimming pools, basketball courts and other ground structures are structures.

STRUCTURE, ACCESSORY OR ANCILLARY - A subordinate structure, the use of which is incidental to that of a principal structure on the same lot.

STRUCTURE, PRINCIPAL - A structure in which is conducted the principal use of the lot on which it is situated.

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 percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT - Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the

improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

TELECOMMUNICATIONS TOWER - Any free-standing structure, or any structure to be attached to a building or other structure, that meets all of the following criteria:

1.) The freestanding or attached structure is proposed to be constructed on or after the effective date of the Ohio Revised Code amendment to Section 519.211;

2.) The freestanding or attached structure is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services;

3.) The freestanding or attached structure is proposed to be located in an unincorporated area of a township, in an area zoned for residential use;

4.) The freestanding structure is proposed to top at a height that is greater than thirty-eight (38) feet;

5.) The freestanding or attached structure is proposed to have radio frequency transmission or reception equipment attached to it.

TEMPORARY STRUCTURE - A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

TEMPORARY USE - A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

TENT – A collapsible shelter of canvas or similar material sustained by poles and used as a temporary enclosure.

TOPLESS - Topless means the showing of a female breast with less than a full opaque covering of any portion thereof below the top of the nipple.

TOWNHOUSE - A building consisting of a series of three (3) or more attached or semi-detached dwelling units, each with a ground floor and a separate ownership or condominium.

TRACT - An area, parcel, site, piece of land, or property which is the subject of a development application.

TRAILER – Any vehicle without motive power that is designed or used for carrying property or persons wholly on its own structure and drawn by a motor vehicle.

TRAILER SIGN - A sign mounted on a trailer chassis with or without wheels and used as an on-premise

sign.

TRANSITIONAL AREA - (1) An area in the process of changing from one (1) use to another; (2) An area which acts as a buffer between two (2) land uses of different intensity.

USGS - United States Geological Survey

VARIANCE - Permission to depart from the literal requirements of a zoning ordinance.

VEHICLE - Vehicle means everything on wheels or runners, including motorized bicycles.

WASTEWATER - Water carrying wastes from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids, or excess irrigation water that is runoff to adjacent land.

WATERCOURSE - A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or artificially constructed channels.

WETLAND - Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. (OAC 3745-1-02). Areas lacking wetland vegetation due to ongoing disturbance such as cultivated fields or maintained utility rights-of-way but having wetland soils and hydrology that could support such vegetation in the future may still be categorized as wetlands.

YARD, REAR - An open space between the rear line of the principal structure (exclusive of steps) and the rear line of the lot and extending the full width of the lot and may be used for accessory structures.

YARD, SIDE - An open, unoccupied space on the same lot with a structure between the side line of the structure (exclusive of steps) and the side line of the lot and extending from the front line to the rear line of the lot.

ZONING DISTRICT - Any section of Blendon Township in which zoning regulations are uniform.

ZONING MAP - The map or maps, which are part of the zoning resolution, and delineate the boundaries of zoning districts. This map or maps may be in both hard copy and computerized form.

725.01 - Repeal of Conflicting Resolution - The Franklin County Zoning Resolution now in effect in Franklin County, Ohio, not otherwise adopted as a part of this Zoning Resolution, and in conflict with the Blendon Township Zoning Regulations as they are established or established hereafter are hereby repealed. However, all suits at law or in equity and/or all prosecutions resulting from violation of any Zoning Resolution heretofore in effect, which are now pending in any of the Courts of the State of Ohio or of the United States, shall not be abated or abandoned by reason of the adoption of this Zoning Resolution but shall be prosecuted to their finality the same as if this Zoning Resolution had not been adopted; and any and all violations of existing Zoning Resolutions, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Zoning Resolution shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.

SECTION 730 - SEVERABILITY OF ZONING RESOLUTION

730.01 - INVALID PROVISIONS - If for any reason any one (1) or more sections, sentences, clauses or parts of this Zoning Resolution are held invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Zoning Resolution but shall be confined in its operation to the specific sections, sentences, clauses or parts of this Zoning Resolution held invalid and the invalidity of any section, sentence, clauses, or parts of this Zoning Resolution in any one (1) or more instances shall not attest or prejudice in any way the validity of this Zoning Resolution in any other instance.

ARTICLE VIII
BOARD OF ZONING APPEALS

SECTION 800 - CREATION OF THE BOARD OF ZONING APPEALS

800.01 - APPOINTED BY BLENDON TOWNSHIP BOARD OF TRUSTEES - There shall be a Blendon Township Board of Zoning Appeals consisting of five (5) members appointed by the Blendon Township Trustees as provided by Section 519.13 of the Ohio Revised Code. The Board of Trustees may appoint two (2) alternate members to the BZA.

800.02 - ORGANIZATION AND MEMBERS - The Board of Zoning Appeals shall organize and adopt rules in accordance with the Zoning Resolution. Meetings of the Board of Appeals shall be held at the call of the Chairman, and at such other times as the Board determines. The Chairman, or in his absence the acting chairman, may administer oaths, and the Board of Zoning Appeals may compel the attendance of witnesses. All meetings of the Board of Zoning Appeals shall be open to the public. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Blendon Township Trustees, and be a public record.

SECTION 801 - POWERS AND DUTIES OF THE BOARD OF ZONING APPEALS

801.01 - POWERS AND DUTIES - The Board of Zoning Appeals shall have the following powers and duties:

801.011 - Administrative Review - To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the administrative officer in the enforcement of this Zoning Resolution.

801.012 - Conditional Use - To authorize only such conditional uses as the Board of Zoning Appeals is specifically authorized to pass on by the terms of this Zoning Resolution.

801.013 - Variances - To hear and decide in specific cases such variance from the terms of this Zoning Resolution as will not be contrary to the public interest where, owing to special conditions on the land, a literal enforcement of the provisions of this Zoning Resolution would result in unnecessary hardship. In granting such variance, the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.

SECTION 805 - PROCEDURE FOR ADMINISTRATIVE APPEAL

805.01 - Procedure - Appeals to the BZA may be taken by any person aggrieved or by any officer of Blendon Township affected by any decision of the Zoning Administrative Officer. Such appeal shall be taken within twenty (20) days after the decision by filing, with the Administrative Officer and with the BZA, a notice of appeal specifying the grounds upon which the appeal is being taken. The Administrative Officer shall transmit to the BZA all the papers constituting the record upon which the action appealed was taken. The BZA shall fix

a reasonable time for the public hearing of the appeal, give at least ten (l0) days notice in writing to the parties in interest, give notice of such public hearing by one (1) publication in one (1) or more newspapers of general circulation in Blendon Township at least ten (l0) days before the date of such hearing and decide the appeal within a reasonable time after it is submitted.

SECTION 810 - PROCEDURE FOR VARIANCE

810.01 - NATURE OF VARIANCE - On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable and, therefore, the procedure for variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

810.02 - WRITTEN APPLICATION - Two (2) copies of a provided application accompanied by a copy of the denied Certificate of Zoning and a statement of the reason for denial shall be filed with the Zoning Administrator not more than twenty (20) days from the date such denial of the Certificate of Zoning is issued.

810.021 - Description of Property and Nature of Variance - The application shall include the following statements:

1.) The nature of the variance; including the specific provisions of the Zoning Resolution upon which the variance is requested;

2.) A legal description of the property;

3.) A statement of the special circumstances or conditions applying to the land or structure and not applying generally throughout the Zoning District;

4.) A statement showing that the special conditions and circumstances do not result from the actions of the applicant;

5.) A statement showing that the granting of the applicant is necessary to the preservation and enjoyment of substantial property rights;

6.) A list of the names and addresses of all adjacent property owners and property owners within three hundred (300) feet of the proposed use. Such list shall be in accordance with the Franklin County Auditor's current tax list;

7.) Such other information regarding the application for appeal as may be pertinent or required for appropriate action by the Board of Zoning Appeals.

810.022 - Plot Plan - The application shall be accompanied by ten (10) copies of a plot plan drawn to an appropriate scale showing the following:

1.) The boundaries and dimensions of the lot;

2.) The nature of the special conditions or circumstances giving rise to the application for approval;

3.) The size and location of existing and proposed structures;

4.) The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, and landscaping;

5.) The relationship of the requested variance to the Development Standards;

6.) The use of land and location of structures on adjacent property.

810.03 - COUNTY OR REGIONAL PLANNING COMMISSION REVIEW. The Zoning Inspector may forward copies of the application and plot plan to the County or Regional Planning Commission, and any other township or county departments or agencies which, in the opinion of the Zoning Inspector, may have an interest in the variance. The Commission, acting through its staff, the Blendon Township Zoning Commission, and all other departments or agencies receiving said application and plot plan may forward their recommendations to the BZA for consideration at the public hearing thereon.

810.04 - ACTIONS OF THE BOARD OF ZONING APPEALS - The Board of Zoning Appeals shall hold a public hearing and act on an appeal in one of the following ways:

810.041 - Approval of Variance - The Board of Zoning Appeals shall only approve a variance or modification thereof if all the following findings are made:

1.) That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District;

2.) That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;

3.) That the special conditions and circumstances do not result from the action of the applicant;

4.) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;

5.) That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity;

810.42 Conditions. In granting any variance request, the BZA may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violation of such conditions and safeguards, when made a part of the terms under which the request for a variance is granted, shall be deemed a violation of this Resolution.

810.43 Expiration Of Approval. The applicant for a variance shall obtain the required certificates of

zoning compliance and building permits for the proposed use within 1 year of the BZA's approval of the variance; otherwise, the BZA's approval shall lapse, expire, and be null and voice ab initio. Extensions of time may be requested by the applicant in writing by filing such a request with the Zoning Inspector at least 30 days prior to the expiration of the 1 year period. The BZA for good cause shown may enlarge the 1 year period prescribed by this Section 810.06. Once a variance has expired, no work may commence without receiving a new variance approval from the BZA.

SECTION 815 - PROCEDURE FOR AUTHORIZING A CONDITIONAL USE

815.01 - NATURE OF CONDITIONAL USES - Specifically listed CONDITIONAL USES are provided within the Zoning District Regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the PERMITTED USES of such Zoning Districts.

The intent of the PROCEDURE FOR AUTHORIZING A CONDITIONAL USE is to set forth the Development Standards and criteria for locating and developing a CONDITIONAL USE in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans.

815.02 - WRITTEN APPLICATIONS – Ten (10) copies of a provided application form shall be filed with the Zoning Administrator not less than twenty (20) days prior to the date of the public hearing.

815.021 - Description of Property and Intended Use - The application shall include the following statements:

1.) A legal description of the property;

2.) The proposed use of the property;

3.) A statement of the necessity or desirability of the proposed use to the neighborhood or community;

4.) A statement of the relationship of the proposed use to adjacent property and land use;

5.) A list of the names and addresses of all adjacent property owners and property owners within three hundred (300) feet of the proposed conditional use. Such list shall be in accordance with the Franklin County Auditor's current tax list;

6.) Such other information regarding the property, proposed use or surrounding area as may be pertinent to the application or required for appropriate action by the Board of Zoning Appeals.

815.022 - Plot Plan - The application shall be accompanied by ten (10) copies of a plot plan, drawn to an appropriate scale, clearly showing the following:

1.)The boundaries and dimensions of the lot;

2.) The size and location of existing and proposed structures;

3.) The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, and landscaping;

4.) The relationship of the proposed development to the Development Standards;

5.) The use of land and location of structures on adjacent property.

815.03 REVIEW OF GOVERNMENTAL AGENCIES. The Zoning Inspector may forward copies of the application and plot plan to the County or Regional Planning Commission, the Blendon Township Zoning Commission, and any other township or county department or agency which, in the opinion of the Zoning Inspector, may have an interest in the conditional use. All such commissions, departments, and other governmental agencies may forward their recommendations to the BZA for consideration at the public hearing.

815.04 - ACTIONS OF THE BZA. The BZA shall fix a reasonable time for a public hearing of the application, given at least 10 days' notice in writing to the parties in interest and to all property owners adjacent to the subject tract, give notice of such public hearing by publication in one or more newspapers of general circulation in Blendon Township at least 10 days before the date of such hearing, and shall within a reasonable time after the application is submitted hold a public hearing and act on the conditional use in one of the following ways:

815.041 - Approval. The BZA may, in its discretion, approve an application for a conditional use if the BZA determines that the proposed use meets all of the following conditions:

1) The proposed use is a Conditional Use of the Zoning District, and complies with all applicable Development Standards established in this Zoning Resolution.

2) The proposed development is in accord with applicable plans or polices for the area.

3) The proposed development will be in keeping with the existing land use character and physical development of the area.

4) The use is of such nature and will be designed, constructed, operated and maintained so as to be harmonious and appropriate with the existing and intended character of the general vicinity and that such use will not change the essential character of the same area.

5) The use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

6) The use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse removal, water and sewers or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such services adequately.

7) Any other conditions, factors and/or circumstances that the Board deems relevant.

815.042 - Approval with Modification. The BZA may approve with modification an application for a conditional use if the proposed use is a Conditional Use of the Zoning District and the applicable Development Standards are met and the requirements listed above are established by the applicant, but plot plan modification is required:

1) To be in accord with appropriate plans for the area; and

2) To prevent undesirable effects on adjacent property and the surrounding area.

Such modification may be a limitation on the extent or necessity of development, a requirement for additional

screening by fence or landscaping, a change in the method or plan for lighting, control of access, or other conditions of development as may be required by the BZA.

815.043 - Disapproval. The BZA shall not approve an application for a conditional use if the applicant does not clearly establish the requirements listed above.

815.044 - Conditions. In granting any conditional use application, the BZA may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violation of such conditions and safeguards, when made a part of the terms under which the request for a conditional use is granted, shall be deemed a violation of this Resolution.

815.045 - Expiration of Approval. The applicant for a conditional use shall obtain the required certificate of zoning compliance and building permits for the proposed use within one (1) year of the BZA's approval of the conditional use; otherwise, the BZA's approval shall lapse, expire, and be null and void ab initio. Extensions of time may be requested by the applicant in writing by filing a request with the Zoning Inspector at least 30 days prior to the expiration of the one (1) year period. The BZA for good cause shown may enlarge the one (1) year period prescribed by this Section 815.045.

SECTION 821 - FEES FOR CONDITIONAL USES, VARIANCES AND APPEALS

821.01 - FEE TO COVER ADMINISTRATIVE COSTS AND ADVERTISING – Applicants shall pay a fee to Blendon Township Franklin County, Ohio, for each application for a Variance or Conditional Use to cover the necessary administrative and advertising costs. The required fee is listed on the department's most current schedule of fees.

SELECTED TOPICAL REFERENCE
BLENDON TOWNSHIP ZONING RESOLUTION

TOPIC		SECTION NUMBER(S)
Access Drives (driveways)		502.021
Accessory Uses and Structures		512
Administrative Officer (Zoning Inspector)		705
Adult Book Store, Movie, etc.		720.11, 328.021, 344.032, 346.022
Agricultural Storage and Processing		302.037
Agriculture, regulation of		115
Agricultural Uses		2.10, 110.011, 302.034
Airports, Landing Strips, etc.		7.60, 640.021
Alleys		720.011
Apartments		315, 318, 412.021
Apiaries		115.04
Applications:	Rezoning	715.051
	Variance	810.02
	Appeal	805.01
	Conditional Use	815.02
	Zoning Compliance	705.022
Asphalt (Asphaltic Concrete) Plants		346.031
Assigned Yards		506
Authority of Zoning		100
Automobile:	Parking Standards	531
	Repair	328.021
	Junk (inoperable) Cars	531.054
	Sales	332.021, 332.031
	Service Stations	325.031, 328.021, 332.02

Billboards	541, 541.12

Board of Zoning Appeals (BZA)	801
Borrow Pit	302.036
Building Height (not directly regulated)	420.033 (10), 512.012
Building Lines (Front Setback)	504
Building Permits	705.021, 705.025
Camping Trailers	531.05
Cemeteries	302.033
Certificate of Zoning Compliance	705.02
Child Care (see Rural & other Residential Districts)	322.022
Churches	(see Rural and other Residential Districts)
Commercial Vehicle Parking	531.051
Community Gardens	115.06
Composting Facility	640.024
Concrete Products	600.022, 346.023
Conditional Use Permit Procedures	815
Contractors	332.031, 344.022, 342.021, 346.021
Corner Lots (visibility standard)	504.021
County Commissioners (rezoning actions)	716.04
Definitions	720
Density	(see applicable District Development Standards)
Development Plan	(see applicable Planned or Special District)
Development standards	(see applicable district & Article V)

Drainage (storm water)	502.01, 705.022 (6)
Drive-In Facilities	322.031, 325.032, 328.031
Driveways	531.04
Dust	531.01, 551.022
Enforcement	705
Excavation and Quarry (sand/gravel)	620
Exemptions from Zoning Regulations	110
Exceptional Use	640
Extension of Time	(see applicable Planned District)
Farm Markets	110.01
Farm Village	3.40, 415
Fast-Food Restaurant	(see CC, CS District or Planned District)
Fees	705.012, 705.023, 715.052, 821.01
Fences	501
Fill Material	610.06
Five Acre Residue Requirement (Rural)	302.022
Flexible Arrangements of Structures	506
Floodplains	610
Food and Lodging Facilities	322.032, 325.021, 328.021
Front Yards (see building line)	504
Garage Sales	503
Garages, detached (accessory structure)	512
Glare	551.025

Golf Course	640.022

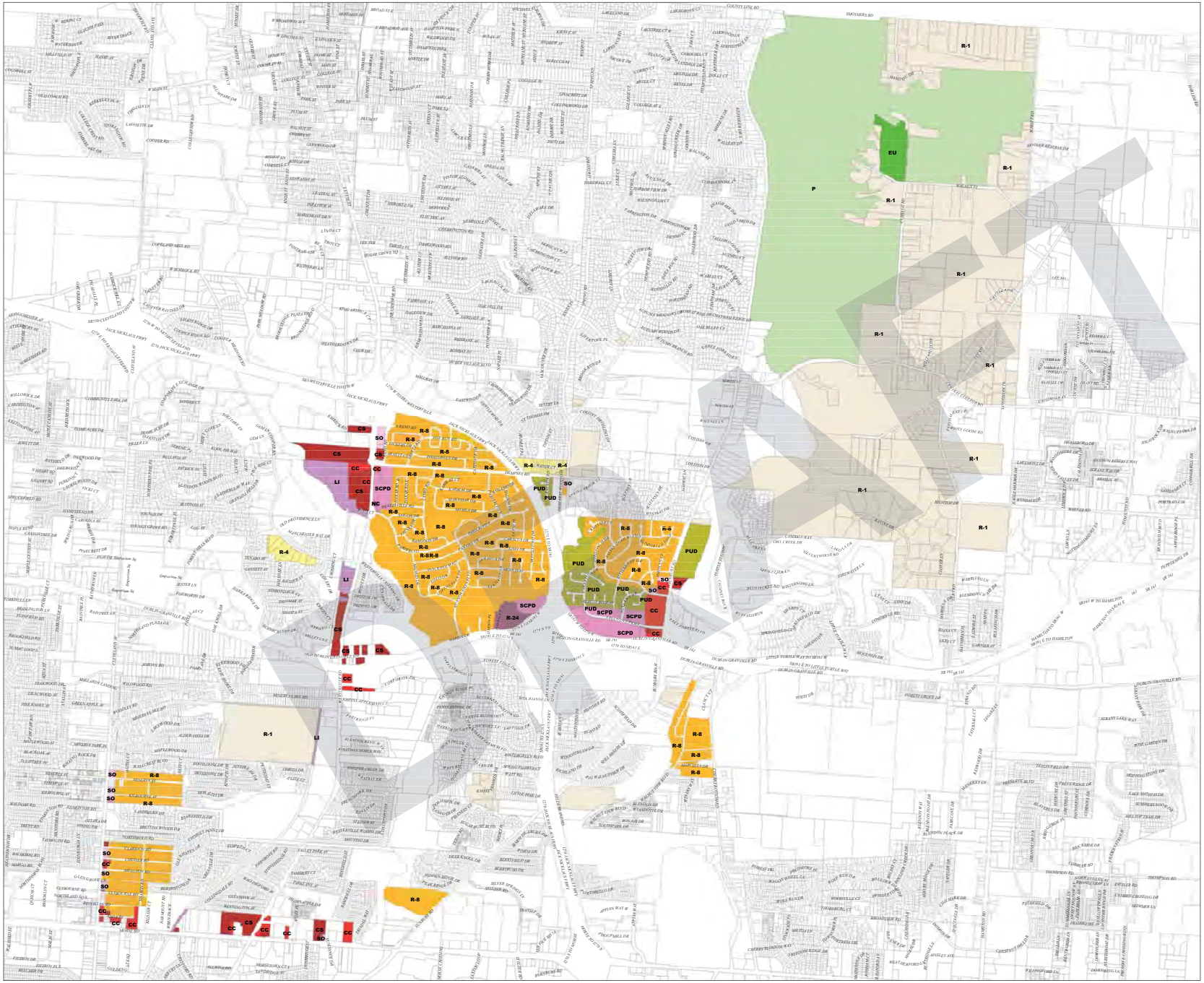
Government Functions (exemption)		110.015
Gravel Pits		620
Group Homes, Residential Care Facilities		640.24
Home Occupation		511
Horses		302.035
Hospitals		322.022
House Sizes (minimum)		(not directly regulated)
Inoperable Automobiles (junk cars)		531.054
Institutions		322.022
Junk Cars (inoperable automobiles)		531.054
Kennels		302.035
Laboratories		322.032, 342.03
Lighting		551.025, 420.034 (15)
Loading Spaces		531.03
Lot:	% of Lot Coverage	(see applicable district)
	Width & Road Frontage	(see applicable district)
	Minimum Size	502.01
Lot Splits (subdivisions)		302.022, 502.01
Manufacturing		(see industrial districts)
Manufactured Home		319
Meeting Dates		(check with Zoning Department 462-3094)
Mobile Home:		(see definition section)
	Mobile Home Parks	410
	Temporary Placement	302.031
Noise		551.021, 660

Non-Conforming :	Lots	110.041
	Structures	110.042
	Uses	110.043
Nuisances		551
Odor		551.023
Office/retail/Warehousing Combinations		420
Office		322, 325.02, 328.02
OSCAR (Open Space, Conservation and Recreation)		3.50, 416
Outside Storage:	Permitted in CS, LI and GI Districts	
	Screening	521
	Floodplain	610.074
Parking:	Parking Required	531.01
	Number of Spaces	531.02
	Parking Setbacks	504.012
	Parking Space Size	531.011
Parks		(see Rural and other residential Districts & EU District)
Permitted Uses		(see applicable district)
Personal Services		322.032
Planned Districts (Article IV)		400 through 444
Planned Manufactured Home		410, 302.031
Pollution		551
Ponds (refer to FS&WCD)		302.0392
Pools, Swimming		512.014 - 512.017
Pornography		(see definition "Adult Material")
Private Street		302.0391, 405.047, 412.047
Public Notice:	Rezoning	716.012, 716.042
	Variance	(see Ohio Revised Code)
	Conditional Use	(see Ohio Revised Code)

Rear Yards	(see applicable district standards)
Recreational (for fee) Facilities	640
Recreational Vehicles	531.05
Recycling Facility	640.024
Reduced Building Setback	504.014
Repair Services	328.021, 332.02
Research Facilities	322.032
Residential	(see LDR, Rural, R-1, R-2, R-4, R-8, and APR Districts)
Retail Stores	(see NC, CC, CS or SCPD Districts)
Rezoning Procedure (map or text amendment)	716
Road Frontage Requirements	(see applicable district)
Rural Zoning Commission (RZC)	715.011, 716.01, 716.03
Satellite Dish	512.01
Schools	(see LDR, Rural, residential and SO Districts)
Screening Standards	521
Septic Tanks	514
Side Yards	(see applicable district)
Signs	541
Solid Waste Management Facility	640.024
Special Districts	600
Standard Industrial Classification (SIC)	300.021
Street Frontage	(see applicable district)
Street Parking	405.047, 412.047

Street Standards	(see County Subdivision Regulations)
Subdivisions	302.022, 502.01, 705.022
Swimming Pools	512.014 - 512.017
Tents	502.021
Townhouse	(see R-4, R-8, R-12 and PR Districts)
Township Zoning	(Jackson, Jefferson, Perry, Plain, Prairie and Washington Townships currently operate township Zoning Programs as permitted by the Ohio Revised Code)
Toxic/Hazardous Materials	551.026
Trash	551.028
Two-family Residential	(see R-4, R-8, R-12, and PR Districts)
Used Car Sales	332.023, 332.046
Utilities, Public	110.012
Variance	810
Vehicle Sales	332.021, 503
Violations	710
Visibility Maintained	504.02
Waste Management Facility	640.024
Wells	514
Wholesaling	(see CS, SCPD and Industrial Districts)
Wind Energy Systems	561
Yard Areas	(see applicable districts and Article V)
Zoning Compliance	705.02
Zoning District Map	200
Zoning Inspector (Administrative Officer)	705

BLEN-13-06



Blendon Township Zoning Map 2013

Zoning Districts

- R-1
- R-4
- R-8
- R-24
- PUD
- SCPD
- P
- EU
- CC
- CS
- NC
- LI
- SO

0 600 1,200 2,400 3,600 Feet

Franklin County
Where Government Works

Commissioners
Paula Brooks, President
Marilyn Brown
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for
Zoning Variance
Revised January 1, 2009

VA

Property Information

Site Address: 6040 Graessle rd

Parcel ID(s)	Zoning
23D-000011	Rural
Township	**Acreage**
Pleasant	.939 acre
Water Supply	**Wastewater Treatment**
☐ Public (Central) ☑ Private (Onsite)	☐ Public (Central) ☑ Private (Onsite)

Applicant Information

Name/Company Name: MARY ELAINE EVANS
Address: 5960 GRAESSLE rd.
(London, OH 43140) mailing Address
FRANKLIN COUNTY

Phone #	Fax #
614-877-3127	614-875-2812

Email: Greenhill_me@hotmail.com

Property Owner Information

Name/Company Name: MARY ELAINE EVANS
Address: 5960 GRAESSLE Rd
London, OH 43140

Phone #	Fax #
614-877-3127	614-875-2812

Email: Greenhill_me@hotmail.com

Agent Information (if applicable)

Name/Company Name: SAME AS above
Address:

Phone #	Fax #

Email:

Staff Use Only

Case #: VA-3791
Date filed: 3-28-13
Fee paid: $350.00
Receipt #: 1061
Received by: Matt Brown
Hearing date: May 20, 2013
Zoning Compliance:

Document Submission

The following documents must accompany this application:

- ☐ Completed application
- ☐ Fee Payment (Checks only)
- ☐ Auditor's map (8 ½" x 11")
- ☐ Site Map (max 11" x 17")
- ☐ Covenants and deed
- ☐ Notarized signatures
- ☐ Proof of water & waste water supply

Please see the Application Instructions for complete details

Case #

Variance(s) Requested	
Section	302.021 (a)(1)
Description	
Section	302.041(a)
Description	minimum lot size
Section	302.042
Description	minimum lot width

Describe the project
Please see attached sheet for information and answer to questions 1-12

NOTE: To receive a variance, you must meet <u>all</u> the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

Case #

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

_____

_____

_____

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

_____

_____

_____

6. Can there be any beneficial use of the property without the variance?

_____

_____

_____

7. How substantial is the variance? *(i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)*

_____

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

_____

9. How would the variance adversely affect the delivery of governmental services?
(e.g., water, sewer, garbage, fire, police - Verification from local authorities – i.e. fire might be required)

_____

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

_____

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

_____

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

_____

_____

Describe The Project

This is a rural area in southwest Franklin County. I own five acres, which were originally separate parcels with separate houses (one where my elderly mother lived). Upon the petition of my husband the properties were joined about 20 years ago.

I am now divorced and have struggled financially trying to maintain the duel properties. Presently, I have an opportunity to sell the second house (6040 Graessle rd.). **I need to separate the properties, retaining four acres for my home, barn, and pasture. I would give approximately one-acre (.939) to the 6040 property, as I need the remaining approximately four acres to properly maintain my two horses and a yard for my country home.**

The .939 acre designated with the 6040 property includes an extended leach field (which I had put in), a good septic system, a nice front yard as well as the extended back yard (which includes the grassed over leach field).

Answers to the 12 Questions

1. No, in fact several properties on this side of Graessle rd. are or until recently were one acre or less.

2. Yes, I understand that this is referred to as a hardship variance because formerly most of the properties with similar houses on our road have or had one acre or less. I ask that the board give me the same privilege as the other homeowners who have an acre or less so that I can retain four acres to keep my horse pastures on my property.

3. No

4. No

5. No, not at all

6. The rent on the property does not cover the mortgage, taxes, insurance or repairs, causing me a financial hardship, and I have no where else to pasture my horses. I cannot sell the property without the lot split.

7. !00 ft frontage and approximately one acre total—retaining four acres of pasture and yard assigned to my home property adjacent home property at 5060 Graessle rd.

8. No, my neighbors are all fond of my two horses. The horses are part of our rustic landscape. Many neighbors farther down the road bring their children to see the horses and feed them grass. I also feel that I want the property to be sold to a family rather than a rental property so as to maintain stability in the neighborhood.

9. There will be no change.

10. No

11. There is none. It is critical to the financial welfare of my daughter and myself that we now sell 6040, retaining the four acres for our home, and the pasture for the horses we love.

12. I feel that I will be preserving the charming, peaceful environment of our rustic road. I am friends with most of my neighbors and they will be happy for us if we are permitted this variance.

Case #

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

MARY ELAINE EVANS
Applicant

Date

Mary Elaine Evans
Property Owner (Signature must be notarized)

3/28/2013
Date

Ven 3/28/13

NOTARY PUBLIC STATE OF OHIO

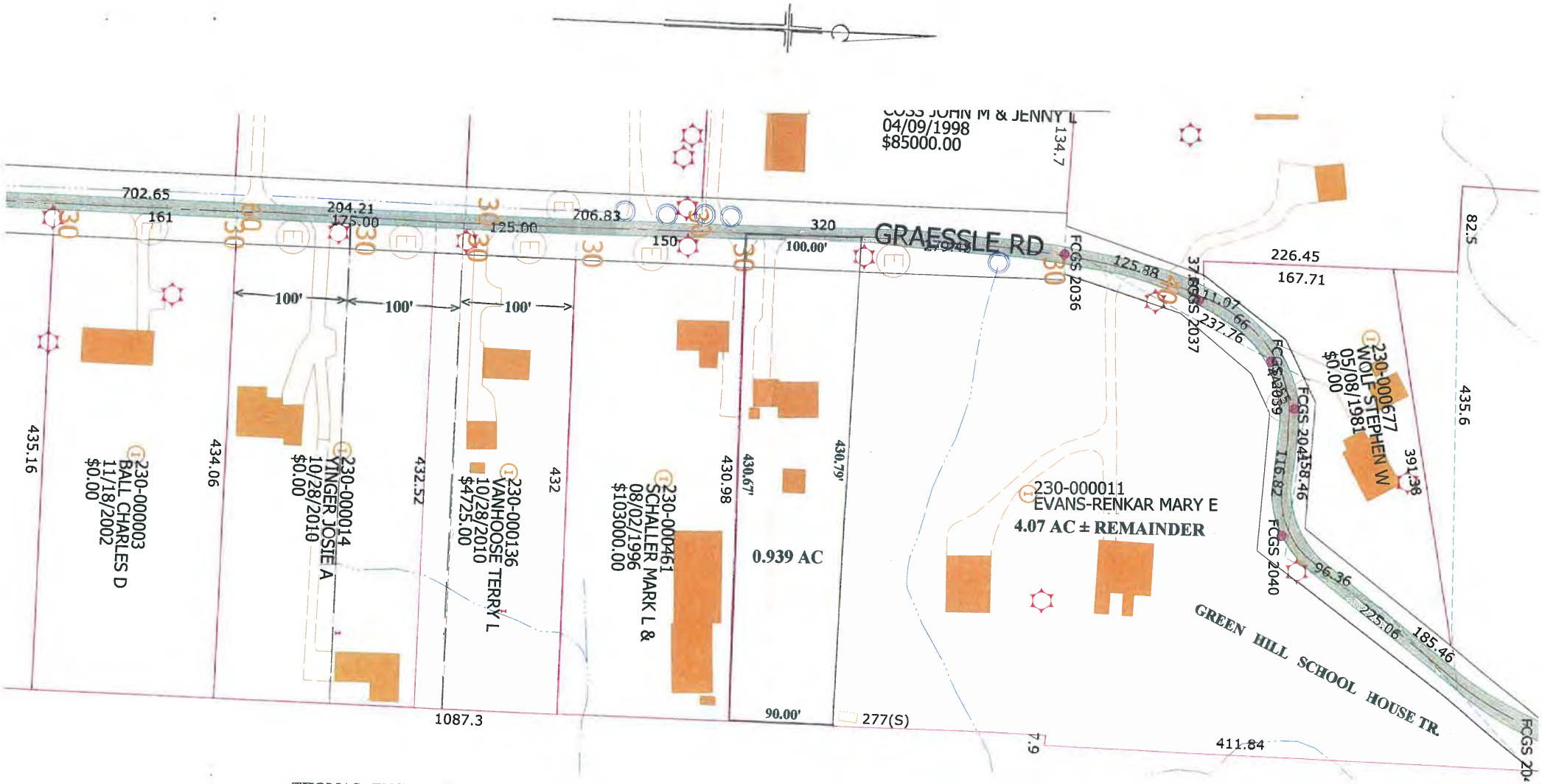
VENESSA ARNETT
Notary Public, State of Ohio
My Commission Expires Nov. 28, 2015
Recorded in Madison County

Property Owner (Signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

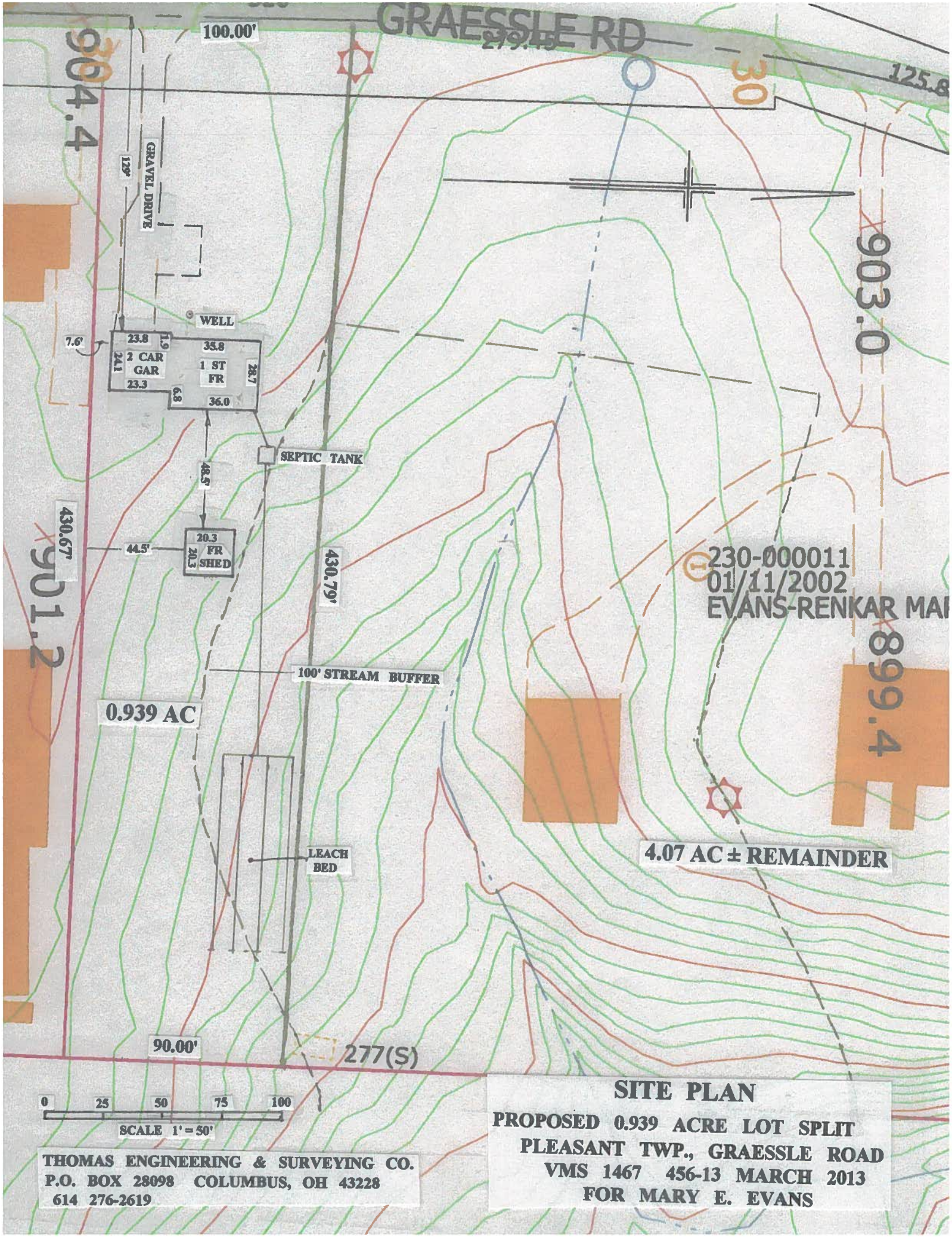


THOMAS ENGINEERING & SURVEYING CO.
P.O. BOX 28098 COLUMBUS, OH 43228
614 276-2619

0 50 100 150 200
SCALE 1' = 80'

SITE PLAN

PROPOSED 0.939 ACRE LOT SPLIT
PLEASANT TWP., GRAESSLE ROAD
VMS 1467 456-13 MARCH 2013
FOR MARY E. EVANS



THOMAS ENGINEERING & SURVEYING CO.
P.O. BOX 28098 COLUMBUS, OH 43228
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SITE PLAN

PROPOSED 0.939 ACRE LOT SPLIT
PLEASANT TWP., GRAESSLE ROAD
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