

DEVELOPMENT STANDARDS

Canal Winchester and Violet Township CEDA

The boundary of the CEDA consists of Busey Road on the north, U.S. 33 on the south, the Franklin County line on the west and the Canal Winchester School District boundary on the east, within the state of Ohio, county of Fairfield, township of Violet and village of Canal Winchester.

The CEDA will contain a mix of commercial uses comprised of industrial, retail, and office users. There are also some residential areas zoned within the CEDA. The development standards contained herein will apply to all new developments and redevelopments that occur within the CEDA. These standards are designed to improve the streetscape and aesthetic impact of the development at the gateway to the community and development along the main roadway corridors throughout the CEDA. The standards shall be used as the basis for developments and may be modified for specific developments, but the architectural standards must remain as the baseline level.

I. GENERAL DEVELOPMENT STANDARDS

The general development standards of the CEDA shall apply to all new developments, redevelopments, and major site modifications. Basic development standards are compiled recording proposed density, site issues, traffic circulation, landscape and architectural standards. These basic standards ensure consistency and quality throughout the CEDA and each parcel's development.

1.01 Density, Height, Lot and/or Setbacks

- a. The maximum density for commercial or industrial development shall not exceed 20,000 square feet per acre.
- b. Building and parking setbacks along Diley Road and Hill Road should be 125 feet from the centerline.
- c. Distributor road (Basil-Western, Busey, Road "A") setbacks should be 100 feet from center line.
- d. All other building and parking front yard setbacks should be 50 feet from the right-of-way.
- e. Side yard building setbacks = 25 feet; Rear yard building setbacks = 50 feet.
- f. Multi-story development is encouraged.
- g. The maximum building height for commercial structures shall reflect the current code. Architectural elements such as monitors, chimneys, parapets and cupolas may exceed this limitation.
- h. Total lot coverage for commercial or industrial development, which includes all areas of parking and building coverage, shall not exceed 80% of the total lot area.
- i. Maximum building footprints shall be no larger than 100,000 square feet.

- j. An eight foot asphalt multi-use trail shall be constructed in the right of way along all roads indicated in the CEDA trail plan. Use of compacted materials is appropriate for additional trails located in areas not adjacent to public roadways.
- k. A five foot concrete sidewalk shall be constructed in the right of way along both sides of all roads, except in locations where a multi-use trail is present.
- l. In no case shall any lot or parcel abutting a perimeter line shall have a minimum pavement and building setback of less than 25 feet except where cross access between lots occurs.

1.02 Buffering, Landscaping, Open Space and/or Screening Commitments

Perimeter landscaping is required within all setback areas abutting an existing or planned public right-of-way in accordance with the following standards:

1. Public Rights-of-Way

- a. Deciduous street trees shall be placed within the right-of-way, or easement, and spaced at a maximum of thirty feet on center. The minimum sizes for street trees shall be 2½ -inch caliper.
- b. Any surface parking areas adjacent to the public rights-of-way shall be screened from the respective right-of-way with a minimum of a 30-inch continuous planting hedge and tree combination. The height shall be measured from the adjacent parking area. Throughout the setback area there shall be a minimum of 4 trees per 100 lineal feet. Trees may be deciduous or ornamental or a combination thereof. This requirement shall not apply in the areas of ingress and egress, or to save existing trees.
- c. Grass (seed or sod) shall be planted within the setback area. Other groundcover, such as ivy, may be planted on all portions of the setback areas not occupied by a required landscaping material or required for drainage. The setback buffer treatment is in addition to the regular street tree requirement.

2. Perimeter Side and Rear Yard Landscaping

A minimum 25-foot mounded landscaped buffer along the perimeter side and rear yard setback areas shall be planted with a mixture of deciduous and evergreen plantings.

- a. Screening will achieve 80% opacity to effectively conceal production, storage, service and loading operations, minimum three feet in height within three years of installation, and a maximum twelve feet in height. All areas not landscaped shall have grass (seed or sod) or other maintained ground cover such as ivy. The side yard standard may be shared by owners on both sides of the property line and installed along with the first lot to be developed.

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- b. Surface parking areas adjacent to the residential areas (current and future) shall be screened with a minimum of a 48-inch continuous planting hedge and tree combination. The height shall be measured from the adjacent parking area. Throughout the setback area there shall be a minimum of 5 trees per 100 lineal feet. Trees may be deciduous or ornamental or a combination thereof. This requirement shall not apply in the areas of ingress and egress, or to save existing trees.
- c. The perimeter landscape buffer for each phase shall be planted prior to the start of building construction on each parcel.

3. Interior Landscaping.

Interior landscaping within parking areas shall conform to the following standards.

- a. The required amount of interior landscaping area shall be a minimum of ten percent (10%) the total area of the parking lot pavement. The landscaped areas shall be arranged in such a manner so as (i) to visually break up the large expanses of pavement; (ii) to provide for some runoff filtration; and (iii) to provide landscaped walking paths between parking lots and the main buildings.

4. General

- a. Minimum Tree Size

TREE	PERIMETER MINIMUM TREE SIZE	PARKING LOT MINIMUM TREE SIZE
Ornamental (clump form, understory)	2 " caliper	1½ " caliper
Deciduous Shade	2½ " caliper	2 " caliper
Evergreen	5' to 7' tall	5' to 7' tall

All plants are to meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen.

- b. Perimeter Shrubbery. Deciduous and evergreen shrubs are permitted and shall be a minimum size of 18" (ht) at installation.
 - c. Tree Protection Zone: All existing trees located within tree protection zones shall be preserved and maintained in good healthy condition subject to common forestry practices.
5. All trees and landscaping shall be well maintained. Dead items, weather permitting, shall be replaced within six months.

6. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees. Consideration will be given to laying out service roads, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas. Additionally, standard tree preservation practices must be used to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

1.03 Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. Mechanical Equipment

- a. Any external mechanical equipment shall be well screened from all adjacent public roads with materials that are similar to or the same as used on the majority of the building, or with landscaping. This shall include any rooftop equipment, satellite dishes (excluding communication devices), as well as ground mounted mechanical equipment. The screening of the mechanical equipment should be coordinated with the rest of the architecture so as to avoid being seen as an "add-on".
- b. All mechanical units and dumpsters shall be located within an internal courtyard or be screened according to the requirements set forth in this section.

2. Service Areas and Dumpsters

- a. All service areas including loading docks, exterior storage of materials, supplies, equipment or products, and trash containers shall be well screened from all public roads and/or adjacent properties at ground level with ornamental wood or masonry walls. Any walls shall be complemented with landscaping.
- b. All service doors shall be internally oriented and not be visible from public rights-of-way, or be screened according to the requirements set forth in this section.

3. Lighting

- a. Parking lot lighting shall be of a standard light source type and style and shall not exceed 12 feet in height for residential uses, 16 feet in height for commercial/retail uses and shall not exceed 20 feet in height for industrial uses. Building, pedestrian and landscape lighting may be incandescent or metal halide.
- b. All external lighting shall be decorative or cut-off type fixtures and down cast to reduce spillage.
- c. Luminaries should have a minimum cut-off of 45 degrees, so as to provide glare control to pedestrian and vehicular traffic, as well as distinct beam cut-off on the outer perimeter of the setback areas.
- d. All light poles and standards shall be black in color and constructed of metal.

- e. Landscape uplighting from a concealed source shall be permitted provided that it is on a timer, and turned off by midnight. All uplight fixtures must be screened by landscaping, and cut-off in design.
- f. No permanent colored lights or neon lights shall be used on the exterior of buildings.
- g. External building lighting shall be limited to wall mounted sconces.

1.04 Graphics and Signage Commitment

- a. All signage shall conform to the standards set forth in the Codified Ordinances / Zoning Resolution, unless otherwise stated below.
- b. All ground mounted signage shall be externally illuminated from a concealed source.
- c. Backlighting of individual letters on wall mounted signage shall be permitted. Internally illuminated wall-mounted and ground supported signage shall be prohibited.
- d. All signage and graphics shall be carefully coordinated with the building and architecture.
- e. No signs shall be painted directly on the surface of the building, wall or fence. No wall murals shall be allowed.
- f. No roof signs or parapet signs shall be permitted nor shall a sign extend higher than the building.
- g. No flashing, traveling, animated or intermittently illuminated signs shall be used. No tethered balloons or pennants shall be used. Banners shall only be used for grand openings.
- h. The following signs are not permitted as permanent signs: portable displays or mobile signs, gas filled devices, roof-mounted signs, revolving or rotating signs and neon signs.
- i. Signs shall not obscure architectural features of the building.
- j. All signs shall be limited to a maximum of four colors each.
- k. The development shall utilize standard street, regulatory and directional signage. Entry and Exit signs shall be limited to a maximum height of three feet and a maximum area of two and one-half square feet per side. Identification logo or name shall not be displayed on directional signage.
- l. Information shall be limited to the name and function of the business.

1.05 Miscellaneous

- 1. Utilities: Meters, transformers, etc., may be placed above ground, but shall be clustered and screened from view and not located along the street-side facade. To the extent possible, utility line placement shall be sensitive to existing vegetation.

2. Stormwater ponds: In order to provide a more visually pleasing retention pond, no rip-rap or similar treatment shall be permitted. Retention ponds should be designed as park features that will serve the proposed service facilities. All basins shall be designed as wet ponds and utilize aeration devices. Pedestrian pathways should be constructed around the perimeter of retention basins.

II. RETAIL/COMMERCIAL

Commercial uses should be developed on land that is appropriate in location, character, and size to serve the residents and those persons who work in the area in a clean, attractive, architecturally compatible, safe, and convenient manner with the goods and services they require.

A. Permitted Uses

Commercial developments and the permitted uses contained in the Codified Ordinances / Zoning Resolution. In addition to the following:

1. Business and professional offices
2. Hospitals and medical facilities
3. Hotels

Motor-vehicle sales, stand-alone wash facilities, or self-service storage facilities are strictly prohibited in this district.

B. Unit Types

All building types shall comply with the design guidelines of the development standards in this text.

C. Development Standards

The development standards of the CEDA shall apply to all new developments, redevelopments, and major site modifications. Basic development standards are compiled recording proposed density, site issues, traffic circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the CEDA and each parcel's development.

2.01 Access, loading, parking and/or other Traffic Commitments

- a. Adequate employee and visitor parking shall be provided per zoning code except as otherwise indicated in this development text.
- b. Access to retail sites shall be from existing public roadways or via an access easement between parcels.
- c. Shared access shall be provided between adjacent commercial uses through the use of cross-access easements between parking lots.
- d. Ingress and egress shall be permitted per the Diley Road Corridor Overlay.
- e. Service areas and loading docks servicing commercial buildings will not be oriented towards public roadways.

- f. Parking should be located behind buildings and in the interior of a block whenever possible.

2.02 Architectural Standards

- a. Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/ elevations. Building additions, whether attached or detached, shall be of similar design, materials, and construction.
- b. Earth tones, muted hues, and natural tones are permitted as structures' basic color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
- c. Pitched roofs are encouraged. Flat roofs shall be permitted only with the integration of strong cornice lines. All flat roofs shall be required to have a parapet and/or a means of screening all rooftop mechanical equipment. All rooftops screens must be consistent and harmonious to the building's façade and character.
- d. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring an exterior finish entirely of glass are prohibited.
- e. Retail Building materials shall be traditional and natural in appearance such as brick, pre-cast stone, wood and glass. Vinyl, E.I.F.S. (Exterior Insulated Finish Systems), and other manufactured synthetic materials are permitted as long as they are natural in appearance. Metal and EIFS shall be allowed as accent features only. Tinted glass is permitted, reflective or mirrored glass shall be prohibited. Prefabricated metal buildings, untreated masonry block structures and buildings featuring an exterior finish entirely of glass are not permitted. Poured concrete exterior walls are not permitted.
- f. All buildings, whether attached or detached, shall be of similar design, materials and construction. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.
- g. Drive-thru windows are permitted provided that they are not located along a building elevation that is parallel to a public road.
- h. Building Massing: All buildings and portions thereof shall retain traditional building massing, and shall incorporate elements and forms to reduce the scale of the buildings.
 - i. Flat roofs are permitted but must utilize decorative cornices that are proportional to the building.
 - ii. Building designs and massings shall incorporate appropriate screening of rooftop mechanical systems. The methods for screening shall be consistent with the architecture and shall be of consistent materials.

2.03 Graphics and Signage

- a. One wall mounted sign per retail shop shall be permitted in accordance with sign provisions contained in the Codified Ordinances / Zoning Resolution.
 - 1. One square foot of sign area per each lineal foot of shop frontage shall be allowed not to exceed 50 square feet.
 - 2. Signs attached to the building shall be located no higher than the cornice of the building.
- b. One hanging sign may protrude from the building façade or be mounted on a post or pole adjacent to the building. The sign shall not exceed 12 square feet in sign area per sign face.
- c. One ground supported monument sign per building shall be permitted in accordance with sign provisions contained in the Codified Ordinances / Zoning Resolution.
 - 1. Maximum height of 6 feet.
 - 2. Maximum sign area of 30 square feet per sign face (not including the structural support).

III. INDUSTRIAL

A. Permitted Uses

- 1. Industrial Development: light manufacturing, processing, light warehousing and industrial service activities located and maintained within the limits of the development standards of this district and in accordance with the CEDA plan.
- 2. Administrative, business and professional offices.
- 3. Warehouse storage and employee support areas in association with the use.
- 4. Fleet and equipment parking.
- 5. Recreational areas, recreational fields and associated activities.

Motor-vehicle sales, stand-alone wash facilities, or self-service storage facilities are strictly prohibited in this district.

B. Unit Types

Commercial building types shall comply with the design guidelines of the development standards in this text.

3.01 Access, loading, parking and/or other Traffic Commitments

- a. Adequate employee and visitor parking shall be provided per zoning code except as otherwise indicated in this development text.
- b. Shared access shall be provided between adjacent industrial/commercial uses through the use of cross-access easements between parking lots.
- c. Ingress and egress shall be coordinated along distributor roads to avoid individual curb cuts along Diley Road.
- d. Service areas and loading docks servicing buildings will not be oriented towards public roadways.
- e. Fleet/service parking shall be provided at a level deemed appropriate. All fleet parking areas shall be located behind the front elevation of the primary building.
- f. The applicant shall be responsible for the installation of required new roads, road widening, and turning lanes that abut the subject property.
- g. Shared internal parking lot connections shall be made between parcels.
- h. Access easements or other acceptable agreements must be obtained for all shared, internal access drives.
- i. The applicant per the CEDA plan shall construct an 8-foot asphalt bike path in conjunction with each development.
- j. Major internal public roads shall have a public right-of-way of 60 feet. All other internal public roads shall have a right-of-way of 50 feet.
- k. A road shall stub to the adjacent properties for the purpose and intent of providing cross access to adjoining parcels.
- l. Internal pedestrian circulation shall be provided in the form of sidewalks and/or asphalt trails along the public streets and to each building. Additional walks may be added for inter-connection of sites.

3.02 Architectural Standards

- a. Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/ elevations. Building additions, whether attached or detached, shall be of similar design, materials, and construction.
- b. Earth tones, muted hues, and natural tones are permitted as structures' basic color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
- c. Permitted building materials include: split-face masonry block and anodized aluminum. Block colors shall include natural, buff, charcoal and terracotta. Anodized aluminum shall be limited to dark bronze or equivalent and shall be utilized for roofing, trim, curtain wall systems, and downspouts or gutters. Alternative materials are subject to CEDA approval.

- d. Pitched roofs are encouraged for building facades along public rights-of-way. Flat roofs shall be permitted along public rights-of-way only with the integration of strong cornice lines. All flat roofs shall be required to have a parapet and/or a means of screening all rooftop mechanical equipment. All rooftops screens must be consistent and harmonious to the building's facade and character.
- e. All buildings, whether attached or detached, shall be of similar design, materials and construction. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.

3.03 Buffering, Landscaping, Open Space and/or Screening Commitments

A use permitted in this district shall conceal its production, storage, service and loading areas from adjoining public rights-of-way and properties by landscaping, walls, or fences, in accordance with the General Development Standards Section 1.01.

IV. RESIDENTIAL

A. Permitted Uses

- 1. Residential development and permitted uses contained in the current underlying zoning district.
- 2. Privately owned parks and open space.

B. Unit Types

Single-family and multi-family residential building types shall comply with the design guidelines of the development standards in this text. Conditional uses shall comply with the applicable sections of this text.

C. Development Standards

Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the development.

4.01 Density, Height, Lot and/or Setback

- a. The maximum number of dwelling units shall be governed by the underlying zoning district.
- b. The maximum building height for residential structures shall be 2 ½ stories, or 35 feet as measured from finished grade at the front door to the ridge of the roof.
- c. There shall be no minimum lot depth or area for each residential lot.
- d. The minimum lot width at the building line shall be governed by the underlying zoning district.

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- e. The minimum side yard setback for residential development shall be a minimum of 10'. Bay windows, chimneys or other architectural appendages, air conditioner condenser units, and pavement may not encroach into the required side yard.
- f. Building and parking setbacks along Diley Road and Hill Road should be 125 feet from the centerline.
- g. Distributor road (Basil-Western, Busey, Road "A") setbacks should be 100 feet from center line.
- h. All other building and parking front yard setbacks shall be governed by the underlying zoning district.
- i. Stoops, steps and covered porches shall be permitted to encroach a maximum of five feet within the front yard setback. They shall not be permitted to encroach within rights-of-way or easements.

4.02 Access, Loading, Parking, Site Circulation and other Traffic Related Commitments

- a. Road widths and right-of-ways shall be based on the subdivision regulations.
- b. Two parking spaces shall be provided per unit, to include garages.
- c. An 8 foot asphalt multi-use trail shall be constructed in the right of way along all roads indicated in the CEDA trail plan.
- d. Public sidewalks shall be built on both sides of all streets, a minimum of 4 feet in width, except in locations where a multi-use trail is present. The public sidewalk shall be located a minimum distance of 6 feet behind the back of curb, in order to create a tree lawn for street tree planting. Sidewalks shall be constructed of unit pavers, brick, or concrete.
- e. A private sidewalk, a minimum of 3 feet in width, shall be required. This walk shall extend from the front door to the street or public sidewalk. Private sidewalks shall be constructed of unit pavers, stone, brick, bluestone or concrete. Railroad tie edging of walks or driveways is prohibited.

4.03 Architectural Standards

A common architectural theme shall be carried throughout the development. Building designs shall be derived from traditional American styles including Georgian, Colonial, Federal, Classical Revival and Barn Vernacular interpretations that reinforce a common historic architecture vocabulary. References to these styles can be found in: A Field Guide to American Architecture, by Carole Rifkind; and A Field Guide to American Houses, by Virginia McAlester, et al.

- a. Architectural Massing: Particular attention shall be given to traditional massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements, proportions and relationship of each part of the building to the whole, as well as the general symmetry. Large Palladian

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windows that are inconsistent with the massing, scale and style of a structure shall not be permitted.

- b. Where a residential structure has a front loaded garage, the garage shall be placed a minimum of two feet behind the front building façade.
- c. In each development, 40% of the houses must have side-loaded garages.
- d. All vehicular garage doors facing the public street shall be single bay doors and not exceed nine feet in width. Double wide garage doors are prohibited except on side-loaded garages not facing a public street. All such doors shall be solid paneled. No glazing shall be permitted on garage doors unless it is consistent with the architectural theme.
- e. The exterior cladding of all structures, including the foundation, shall be finished using brick, stone, wood siding, EIFS, vinyl beaded siding (“crane board”, “hardi-plank”, or similar product), or any combination thereof. Exterior wall finish materials must be used to complete massing elements. The application of brick veneer to a single building façade is prohibited. Exposed concrete foundation walls are not permitted.
- f. Exterior trim materials shall be wood, foam-backed vinyl, aluminum, copper, vinyl beaded siding (“crane board”, “hardi-plank”, or similar product), fiber cement products, or any combination thereof.
- g. Common window fenestration shall be used on all elevations. Traditional double hung and casement windows are required for all residential structures.
- h. Shutters shall be used judiciously and not on every window. Exterior shutters shall be painted and may be solid paneled (raised panel) or louvered. When used, shutters may be used consistently on all elevations and be sized to fully cover the adjacent window.
- i. Traditional half-round gutters and / or ogee gutters with downspouts shall be used on residential structures.
- j. Exterior paint colors for siding, doors, shutters, fascias, cornices, soffits, and miscellaneous trim shall be selected from a pre-approved color guide of historic colors.
- k. Any exposed exterior chimneys shall be brick or stone. Wood and vinyl siding as well as stucco chimneys are prohibited. Fireboxes that utilize cantilevered floor joist construction are prohibited.
- l. Pitched, flat, or mansard roofs shall be permitted. Pitched roofs shall be required to have a minimum of a 6:12 steeped roof pitch. Flat roofs are not permitted. Roofs may be natural or synthetic slate, wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.
- m. All homes or residential buildings abutting next to any road shall be designed to be seen from 360 degrees with the same caliber of finish on all facades / elevations. Building additions, whether attached or detached, shall be of similar design, materials and construction.
- n. Skylights in the roof shall be permitted, provided they are appropriately screened from off-site views. Cupolas, dormers, lanterns, belvederes or

window bays shall be permitted, provided they are consistent with the architectural theme.

4.04 Lighting

- a. Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods.
- b. Each house shall have a minimum of one wall mounted porch light at the front door. Lamp locations, style and light color shall be consistent.
- c. Uplighting of the exterior of the house shall be prohibited.
- d. All exterior lighting, other than entry lighting, shall be downlighting.

4.05 Graphics and Signage

- a. The development shall utilize standard street and regulatory signage per the Codified Ordinances / Zoning Resolution.

4.06. Miscellaneous Commitments

- a. Prefabricated storage buildings are prohibited. All exterior storage structures shall be attached to the main structure of the home or to its garage. It shall be no more than one story or 15 feet, as measured to the ridge of the roof line of the exterior storage structure, and shall be constructed of the same wall and roof materials as the home.
- b. Utilities: All proposed utilities shall be placed underground.
- c. Each residence shall be required to install house numbers in a common location to the right of the front door.
- d. Ground-mounted mechanical units are to be located to the rear of structures.