

CITY OF CANAL WINCHESTER AND VIOLET TOWNSHIP COMMUNITY ECONOMIC DEVELOPMENT AREA (CEDA) DEVELOPMENT STANDARDS

The boundary of the CEDA consists of the territory defined in the CEDA Agreement, as may be amended from time to time, originally defined as the area bounded by 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 City of Canal Winchester.

The development standards contained herein will apply to all new developments, redevelopments, additions, accessory structures and major site modifications 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 roadway corridors throughout the CEDA. The standards shall be used as the basis for developments and may be modified through the variance process for specific developments.

I. GENERAL DEVELOPMENT STANDARDS

The general development standards of the CEDA shall apply to all new developments, redevelopments, additions, accessory structures and major site modifications for all uses including, but not limited to, commercial, office, industrial, institutional, religious, governmental, multi-family residential, and, where specified, single-family residential. These general development standards ensure consistency and quality throughout the CEDA and each parcel's development.

1.01 Buffering, Landscaping and Screening.

Landscaping is required along an existing or planned public right-of-way, adjacent to surface parking areas facing an existing or planned right of way, abutting land in a residential zoning district, and throughout exterior areas in accordance with the following standards:

- a. Deciduous street trees shall be placed within the public right-of-way, or an easement, and spaced at a maximum of thirty (30) feet on center. This requirement shall apply to all street trees in areas containing single-family residential uses.
- b. Any surface parking areas adjacent to an existing or planned public right-of-way shall be screened from the respective right-of-way with a minimum of a thirty (30) inch continuous planting hedge and tree combination. The height shall be measured from the adjacent parking area. Throughout the setback area between a surface parking area and an existing or planned public right-of-way, there shall be a minimum of four (4) trees per one hundred (100) lineal feet. Trees may be deciduous, coniferous or a combination thereof. This requirement shall not apply in the areas of ingress and egress, or to existing trees which are undisturbed by the project.
- c. Non-residential uses adjacent to the residential uses (current and future) and multi-family uses adjacent to single-family residential uses (current and future) shall install a continuous planting hedge and tree combination to provide screening from such adjacent use. The required planting hedge and tree combination shall be a minimum of six (6) feet in height at the time of installation. Mounding may be used to achieve the required height and fencing may be incorporated to provide additional screening.



- d. Grass (seed or sod), shrubs, trees, garden planting areas or other appropriate landscaping materials shall be planted in all exterior areas. Other groundcover, such as ivy, may be planted in exterior areas which are not occupied by required landscaping material or required for drainage.
- e. Minimum Tree Size. All trees required by these CEDA Development Standards, or other applicable standard, shall meet the following minimum tree sizes at the time of planting:

Tree	Minimum Size at Planting
Deciduous – Street Tree	2½ Inch Caliper
Deciduous – Screening, Parking Lot or other Exterior Property Area	2 Inch Caliper
Coniferous	5 feet in Height

- f. All plants shall meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen.
- g. All trees and landscaping shall be well maintained. Dead trees, shrubs and other landscaping material shall be promptly removed and, when required, shall be replaced within six (6) months. This requirement shall apply to all trees, shrubs and other landscaping material on properties with a single-family residential use.
- h. Tree Preservation. Reasonable and good faith efforts will be made to preserve existing trees. Consideration shall be given to laying out service roads, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas and individual trees. 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. This requirement shall apply to all existing trees on properties with existing or future single-family residential use.

1.02 Mechanical Equipment, Production Storage and Service Areas, Trash Containers, Loading Zones, and Lighting.

- a. Mechanical Equipment. All external mechanical equipment shall be screened from adjacent existing or planned public rights-of-way with materials that are similar to or the same as those used on the adjacent building façade, or with landscaping. This requirement shall include rooftop equipment and ground mounted mechanical equipment.
- b. Service Areas, Production areas, Service areas, Storage Areas, Trash Containers, and Loading Zones.
 - 1. Production areas, service areas, storage areas, trash containers and loading zones shall be located at the rear of the building or the side of the building if the side is not oriented towards an existing or planned public right-of-way, private street, or an existing or proposed residential area.



2. Production areas, service areas, storage area, trash containers and loading zones shall be effectively screened from all adjacent property lines, existing or planned public rights-of-way and private streets. Screening of such areas shall consist of either landscaping or walls accented with landscaping materials. Screening consisting of walls shall utilize materials complimentary to those used on the majority of the building.
- c. Lighting.
1. Site lighting shall be required for all developments and be designed to sufficiently illuminate the site and minimize spillover from the property.
 2. Light pole heights should be in harmony with the parcel, building and parking lot size as well as the surrounding area. Parking lot lighting shall be of a standard light source type and style.
 3. For residential uses, parking lot lighting shall not exceed twelve (12) feet in height.
 4. For non-residential uses, parking lots with thirty (30) or less spaces shall have a maximum lighting pole height of eighteen (18) feet and parking lots with more than thirty (30) spaces shall have a maximum lighting pole height of thirty (30) feet.
 5. Building, pedestrian and landscape lighting may be incandescent, metal halide or other suitable lighting as determined by the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable.
 6. All parking lot areas shall have a maximum light intensity of twenty (20) foot candles and an average light intensity between one (1) foot candle and three (3) foot candles.
 7. All external lighting shall be decorative or cut-off type fixtures and downcast to reduce spillover. Outdoor lighting shall be directed, reflected or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his property. Light spillover shall not exceed one tenth (0.1) foot candles when adjacent to a residential district or an existing residential use.
 8. Luminaries should have a minimum cut-off of forty-five (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.
 9. All landscape uplight fixtures shall be screened by landscaping and cut-off in design.
 10. No permanent colored lights or neon lights shall be used on the exterior of buildings.
 11. External building lighting shall be limited to wall mounted sconces.



1.03 Graphics and Signage.

- a. All signage shall conform to the standards set forth in the Canal Winchester Codified Ordinances or Violet Township Zoning Resolution, as applicable, unless otherwise stated below.
- b. Backlighting of individual letters on wall mounted signage shall be permitted.
- c. All signage and graphics shall be carefully coordinated with the building and architecture.
- d. Signs shall not be painted directly on the surface of the building, wall or fence. No wall murals shall be allowed.
- e. No roof signs, roof mounted signs or parapet signs shall be permitted. No part of any sign shall extend higher than the eave of any building.
- f. The following signs shall be prohibited: portable displays or mobile signs, gas filled devices, revolving or rotating signs, exposed neon signs, cabinet box signs, exposed LED signs, monopole signs, rotating signs, signs with flashing messages or bare bulbs, signs on backlit awnings, flashing signs, video signs, signs with moving text or pictures, and bench signs.
- g. Non-residential properties shall be permitted one (1) entry sign and one (1) exit sign per access driveway connecting to a public or private street. Entry and exits signs shall be limited to a maximum height of three (3) feet, a maximum area of two and one-half (2½) square feet per side and shall be located on the property of the user(s) of which they are identifying the entry or exit.
- h. One (1) wall mounted sign per non-residential tenant shall be permitted with an area of no more than one (1) square foot of sign area per two (2) lineal feet of unit frontage and not exceeding one hundred twenty-five (125) square feet in area.
- i. One (1) hanging sign per non-residential tenant may protrude from a building façade. Such sign shall not exceed six (6) square feet in sign area per sign face.
- j. One (1) ground supported monument-type freestanding sign per parcel containing a non-residential use, or uses, shall be permitted in accordance with the following requirements:
 1. The maximum height of any monument sign shall be six (6) feet as measured from grade to the top of the highest part of the sign. Mounding shall not be installed to increase the height or visibility of a monument sign.
 2. Maximum sign area of thirty (30) square feet per sign face (not including the structural support).



3. All monument signs shall have a base consistent with the primary building material and have a minimum of fifty (50) square feet of landscaping around all sides of the monument sign.
- k. Each building and unit, if applicable, shall have an address number that is clearly visibility from the public right-of-way. This requirement shall apply to all buildings with a single-family residential use.

1.04 Stormwater Basins.

Dry detention basins are prohibited. All stormwater basins shall be wet basins and aeration devices may be required. Bioretention basins, or rain gardens, may be used only when approved by The City of Canal Winchester or Violet Township, as applicable. All stormwater basins shall be constructed per the requirements of the Canal Winchester Stormwater Manual. This requirement shall apply to all stormwater basins on properties with a single-family residential use and in single-family residential developments.

II. OFFICE/COMMERCIAL STANDARDS

2.01 Uses.

- a. Permitted Uses. All uses permitted in an underlying zoning district contained in the Canal Winchester Codified Ordinances or the Violet Township Zoning Resolution, as applicable, except the prohibited uses listed below shall be permitted.
- b. Conditional Uses. All uses conditionally permitted in an underlying zoning district contained in the Canal Winchester Codified Ordinances or the Violet Township Zoning Resolution, as applicable, except the prohibited uses listed below shall be conditionally permitted.
- c. Prohibited Uses. Motor-vehicle sales, stand-alone car wash facilities, self-service storage facilities, pawn shops, check cashing or short term loan establishments as a primary use, tattoo parlors, and skill game establishments are strictly prohibited.

2.02 Development Standards.

- a. Front yard setbacks shall be fifty (50) feet from the right-of-way, future right-of-way as defined in the adopted Thoroughfare Plan or private drive.
- b. Side yard building setbacks shall be twenty-five (25) feet when abutting an adjacent property. Side yard building setbacks shall be fifty (50) feet when abutting a right-of-way, future right-of-way as defined in the adopted Thoroughfare Plan, private drive, or land in a residential zoning district.
- c. Rear yard building setbacks shall be twenty-five (25) feet when adjacent to any non-residential zoning district. Rear yard building setbacks shall be fifty (50) feet from land in a residential zoning district.



- d. The maximum building height shall be determined by the applicable standard of the Canal Winchester Codified Ordinances or Violet Township Zoning Resolution, as applicable. Architectural elements such as chimneys, parapets and cupolas may exceed this height limitation by no more than ten (10) feet.
- e. Total lot coverage, which includes all areas of parking, vehicular drives and building coverage, shall not exceed eighty (80) percent of the total lot area.
- f. An eight (8) foot wide 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 permissible for additional trails located in areas not adjacent to public roadways. A five (5) foot wide 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 required.

2.03 Access, Loading, Parking, and other Traffic Items.

Parking lot areas in office or commercial developments shall be designed and constructed to minimize the visual impact of the parking area, minimize production of excess heat and prohibit any adverse effects on drainage. Appropriately sized landscaped areas shall be provided within each parking lot area allowing for a variety of shade trees to be planted. In order to accomplish these goals, all off-street parking lot areas shall be designed and constructed using the "parking bay" concept, which consists of parking spaces grouped together, with each parking bay separated by landscaped tree islands as further defined in the following sections.

- a. Parking Bays. No parking bay shall contain more than twenty-four (24) total parking spaces, with a maximum of twelve (12) spaces in a single row.
- b. Maximum Number of Parking Spaces. Off street parking areas shall only be permitted to have twenty-five (25) percent more spaces than stated in the Canal Winchester Codified Ordinances or the Violet Township Zoning Resolution, as applicable.
- c. Parking Lot Location. All parking spaces shall be located behind or to the side of the principal building with no more than fifty (50) percent of such parking spaces located to the side of the principal building. Parking spaces shall be setback no less than five (5) feet from side and rear property lines.
- d. Parking Lot Islands. Each landscaped tree island in a single loaded parking stall design shall have a minimum area of one hundred sixty-two (162) square feet with a minimum width of nine (9) feet. Each landscaped island located in a double loaded parking stall design shall have a minimum area of three hundred twenty-four (324) square feet, with a minimum width of nine (9) feet. All landscaped tree islands shall contain at least one (1) shade tree a minimum of two (2) inches in caliper and include at least fifty (50) square feet of other plant materials.
- e. Drive lanes shall be setback no less than fifteen (15) feet from and existing or proposed public right-of-way or front property line, whichever is greater, and no less than five (5) feet from side and rear property lines. Drives connecting the site to a public or private



street or drives utilized to access adjacent properties shall be exempt from this requirement.

- f. Buildings larger than twenty thousand (20,000) square feet or attached to existing in-line retail space shall be permitted to have parking to the front of the building if the building is located more than three hundred (300) feet from the right-of-way and the parking lot is located no closer than two hundred (200) feet from the right-of-way.
- g. Unless otherwise provided by an approved development plan, vehicular connectivity shall be provided between adjacent commercial uses through the use of cross-access easements between parking lots.

2.04 Architectural Standards.

Buildings shall be designed to be seen from three hundred sixty (360) degrees and have the same caliber of finish on all elevations. Building additions and accessory structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure.

- a. Architectural Features. One purpose of requiring four-sided architecture is to avoid large areas of blank exterior. For every one hundred (100) feet of elevation width, each side and rear elevation must contain at least two (2) design elements and each front elevation must contain at least three (3) design elements. For multi-story buildings, each story on a single elevation shall contain at least two (2) design elements. Typical design elements are as follows:
 - 1. A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable;
 - 2. A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered as one element;
 - 3. A chimney;
 - 4. A gabled vent of at least four (4) square feet in area;
 - 5. Porches, decks or similar structures; or
 - 6. A similar significant permanent architectural feature consistent with the style of the building upon approval by the CEDA Land Use Committee and the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable.
- b. Facade Appearance. A building frontage that exceeds a width of fifty (50) feet shall incorporate sectioning and offset of the wall plane to inhibit a large expanse of blank wall and add interest to the facade.



- c. Materials. All exterior walls shall be comprised of eighty (80) percent natural material with brick or stone as the predominant material. Other natural materials may also be incorporated into the building's exterior design. Use of "newer" materials may be acceptable per the approval of the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable. Stucco, drivit and like materials may be used as accents provided the total square footage of accent material does not exceed twenty (20) percent of the gross exterior building wall square footage.
- d. Glass. The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable.
- e. Roofing. All pitched roofs shall be of dimensional shingles, standing seam metal, slate, or simulated slate.
- f. Drive Thru Features. A drive thru, if deemed appropriate for the site, shall be designed as an integral part of the structure it serves. Features incorporated with a drive thru including, but not limited to, canopies, awnings and support posts shall match the materials and color scheme of the building they are serving. Drive thru features shall not have any pick-up windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the front of the building and a street right-of-way.
- g. In-Line Retail Exemption. Side or rear elevations of in-line retail developments may be exempt from the building design standards of Section 2.04 if such elevations are not visible to customer traffic, a public right-of-way or if a future phase of the inline retail development is forthcoming adjacent to the elevation. Such exempt elevations shall use materials complimentary to the primary elevation and be screened by landscaping, mounding, fencing, or a combination thereof, as deemed appropriate.

III. INDUSTRIAL STANDARDS

3.01 Uses.

- a. Permitted Uses. All uses permitted in an underlying zoning district contained in the Canal Winchester Codified Ordinances or the Violet Township Zoning Resolution, as applicable, except the prohibited uses listed below shall be permitted.
- b. Conditional Uses. All uses conditionally permitted in an underlying zoning district contained in the Canal Winchester Codified Ordinances or the Violet Township Zoning Resolution, as applicable, except the prohibited uses listed below shall be conditionally permitted.
- c. Prohibited Uses. Motor-vehicle sales, stand-alone wash facilities, or self-service storage facilities, pawn shops, skill game establishments, and internet café's are strictly prohibited.



3.02 Development Standards.

- a. Front yard setbacks shall be fifty (50) feet from the right-of-way, future right-of-way as defined in the adopted Thoroughfare Plan or private drive.
- b. Side yard building setbacks shall be twenty-five (25) feet when abutting an adjacent property. Side yard building setbacks shall be fifty (50) feet when abutting a right-of-way, future right-of-way as defined in the adopted Thoroughfare Plan, private drive, or land in a residential zoning district.
- c. Rear yard building setbacks shall be twenty-five (25) feet, unless adjacent to land in a residential zoning district whereby the rear yard building setback shall be fifty (50) feet.
- d. The maximum building height shall be determined by the applicable standard of the Canal Winchester Codified Ordinances or Violet Township Zoning Resolution, as applicable. Architectural elements such as chimneys, parapets and cupolas may exceed this height limitation by no more than ten (10) feet.
- e. Total lot coverage, which includes all areas of parking and building coverage, shall not exceed eighty-five (85) percent of the total lot area.
- f. An eight (8) 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 permissible for additional trails located in areas not adjacent to public roadways. A five (5) 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 required.

3.03 Access, Loading, Parking, and other Traffic Items.

- a. Parking area shall be located no less than twenty-five (25) feet from the right-of-way of Diley Road, Busey Road, Hill Road or Basil-Western Road. Parking areas shall be located no less than fifteen (15) feet from any other right-of-way and no less than five (5) feet from side and rear property lines.
- b. Drive lanes shall be setback no less than fifteen (15) feet from an existing or proposed public right-of-way or front property line, whichever is greater, and no less than five (5) feet from side and rear property lines. Drives connecting the site to a public or private street or drives utilized to access adjacent properties shall be exempt from this requirement.
- c. Shared access may be provided between adjacent commercial, office, or industrial uses through the use of cross-access easements between parking lots.
- d. Fleet or service parking shall be provided at a level determined appropriate for a specific use by the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable. All fleet parking areas shall be located behind the front elevation of the primary building.



- e. Parking Lot Islands. Each landscaped tree island in a single loaded parking stall design shall have a minimum area of one hundred sixty-two (162) square feet with a minimum width of nine (9) feet. Each landscaped island located in a double loaded parking stall design shall have a minimum area of three hundred twenty-four (324) square feet, with a minimum width of nine (9) feet. All landscaped tree islands shall contain at least one (1) shade tree a minimum of two (2) inches in caliper and include at least fifty (50) square feet of other plant materials.

3.04 Architectural Standards.

- a. Sides of a building visible from a public right-of-way shall be broken up with architectural design elements, landscaping, or a combination thereof.
- b. All buildings and additions on a single property, whether attached or detached, shall be of similar design, materials, and construction.
- c. Earth tones, muted hues, and natural tones are permitted as structure's 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.
- d. Glass. The use of black, gold, green, silver, or any other reflective colored glass on a building is prohibited. The use of spandrel glass is also prohibited. Frosted glass may be permitted in some cases, subject to approval of the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable.
- e. All buildings shall be constructed on a continuous, permanent foundation. Pole buildings shall not be permitted.

3.05 Buffering, Landscaping and Screening.

Production and storage areas shall be concealed from adjoining existing and planned public rights-of-way and properties by walls, fences or landscaping in accordance with the General Development Standards Section 1.02.

IV. RESIDENTIAL STANDARDS

4.01. Uses.

- a. Permitted Uses. All uses permitted in an underlying zoning district contained in the Canal Winchester Codified Ordinances or the Violet Township Zoning Resolution, as applicable, shall be permitted.
- b. Conditional Uses. All uses conditionally permitted in an underlying zoning district contained in the Canal Winchester Codified Ordinances or Violet Township Zoning Resolution, as applicable, shall be conditionally permitted.



4.02 Development Standards.

- a. Building and parking setbacks along Diley Road and Hill Road shall be seventy-five (75) feet from the right-of-way or future right-of-way as defined in the adopted Thoroughfare Plan. Where applicable, this requirement shall supersede setbacks stated in Sections 4.02c., 4.02d., 4.02e., and 4.03d.
- b. Building and parking setbacks along Basil-Western Road, Busey Road and the proposed distributor road connecting Diley Road to Hill Road shall be fifty (50) feet from the right-of-way or future right-of-way as defined in the adopted Thoroughfare Plan. Where applicable, this requirement shall supersede setbacks stated in Sections 4.02c., 4.02d., 4.02e., and 4.03d.
- c. Front yard building setbacks shall be thirty (30) feet from the right-of-way, future right-of-way as defined on the adopted Thoroughfare Plan, or private drive.
- d. Side yard building setbacks shall be ten (10) feet when abutting an adjacent property. Side yard building setbacks shall be thirty (30) feet when abutting a right-of-way, future right-of-way as defined on the adopted Thoroughfare Plan, or private drive. Bay windows, chimneys or other architectural appendages may project into the minimum side yard up to twenty-four (24) inches.
- e. Rear yard building setbacks shall be thirty (30) feet for principal structures. Rear yard setbacks shall be eight (8) feet for accessory structures.
- f. The maximum building height for residential structures shall be two and one-half (2½) stories or thirty-five (35) feet, whichever is less, as measured from the grade adjacent to the foundation to the highest roof elevation.
- g. Stoops, steps, decks, and covered or uncovered porches shall be permitted to encroach no more than five (5) feet within the front yard setback. Such structures shall not be permitted to encroach upon rights-of-way or easements.
- h. Upon a single lot or parcel, multi-family structures shall be located no closer than twenty (20) feet from other such structures.
- i. Single-family homes shall have a finished floor area no less than indicated in the following table:

Type	Ground Floor	Finished Floor Area
1 Story	1,650 square feet	1,650 square feet
1½ Story	1,375 square feet	1,870 square feet
2 Story	1,045 square feet	2,100 square feet
Split Level	1,650 square feet	1,650 square feet



- j. Multi-family units shall have a finished floor area of no less than one thousand (1,000) square feet for a one (1) bedroom unit. Each additional bedroom shall require an additional two hundred twenty-five (225) square feet of finished floor area.

4.03 Access, Parking, Site Circulation, and other Traffic Related Items.

- a. Single-family developments shall provide two (2) off street parking spaces per unit within an attached or detached garage. Multi-family developments shall provide two off street parking spaces per unit. No less than half of all off street parking spaces in multi-family developments shall be covered or within a garage structure.
- b. An eight (8) 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 permissible for additional trails located in areas not adjacent to public roadways. A four (4) 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 required.
- c. Parking areas and access drives on single-family properties, exclusive of curb returns, shall be located no less than three (3) feet from any property line. Drives connecting the property to a public or private street shall be exempt from this requirement.
- d. Parking lot areas and access drives in multi-family developments shall be setback no less than fifteen (15) feet from and existing or proposed public right-of-way or front property line, whichever is greater, and no less than five (5) feet from side and rear property lines. Drives connecting the site to a public or private street or drives utilized to access adjacent properties shall be exempt from this requirement
- e. Parking lot areas in multi-family developments shall be designed and constructed to minimize the visual impact of the parking area, minimize production of excess heat and prohibit any adverse effects on drainage. Appropriately sized landscaped areas shall be provided within each parking lot area allowing for a variety of shade trees to be planted. In order to accomplish these goals, all off-street parking lot areas shall be designed and constructed using the "parking bay" concept, which consists of parking spaces grouped together, with each parking bay separated by landscaped tree islands as further defined in the following sections.
 - 1. Parking Bays. No parking bay shall contain more than twenty-four (24) total parking spaces, with a maximum of twelve (12) spaces in a single row.
 - 2. Parking Lot Islands. Each landscaped tree island in a single loaded parking stall design shall have a minimum area of one hundred sixty-two (162) square feet with a minimum width of nine (9) feet. Each landscaped island located in a double loaded parking stall design shall have a minimum area of three hundred twenty-four (324) square feet, with a minimum width of nine (9) feet. All landscaped tree islands shall contain at least one shade tree and include at least fifty (50) square feet of other plant materials.



4.04 Architectural Standards.

- a. Residential buildings shall be designed to be seen from three hundred sixty (360) degrees with the same quality of finish on all facades/elevations. Building additions shall be of design, materials and construction consistent with the structure being enlarged. Accessory structures shall be designed and constructed to compliment the architectural appearance of the primary structure(s) on the property.
- b. Each side or rear elevation must contain at least two (2) design elements and each front elevation must contain at least three (3) design elements. On two-story dwellings, each story on a single elevation shall contain at least one (1) design element. Typical “design elements” are listed, but this list is not all-inclusive:
 1. A door of at least seventeen (17) square feet in area;
 2. A window of at least six (6) square feet in area. Windows with a horizontal separation of less than ten (10) feet shall be considered as one (1) design element. Sets of adjacent windows, such as double or bay windows, shall be considered as one (1) design element;
 3. A chimney;
 4. A gable vent of at least four (4) square feet in area;
 5. Porches, decks or similar structures or
 6. A similar significant permanent architectural feature consistent with the style of the building upon approval by the CEDA Land Use Committee and the Canal Winchester Planning and Zoning Commission or Violet Township Zoning Commission, as applicable.
- c. Where a single-family residential structure has a front loaded garage, the garage shall be placed a minimum of two (2) feet behind the front building façade.
- d. In each single-family development, forty (40) percent of homes shall have side or rear loaded garages.
- e. Exterior cladding material used on all principal and accessory structures shall be brick, stone, wood, stucco, vinyl beaded siding, fiber cement siding, or any material of equal quality.
- f. Exposed foundation materials shall be brick, stone, stamped concrete, or a textured concrete block compatible with the structure. Homes with walk-out basements shall be permitted.
- g. All exposed exterior chimneys shall have a brick or stone appearance and shall extend from the ground elevation to an elevation above the roof line at the location of the chimney.



- h. All single-family residential developments shall incorporate architectural diversity whereby a home model or design shall not be located directly across the street, to any side or diagonally across the street from the same home model or design. In addition, a home on a corner lot shall not have the same home model or design located to the rear.

4.05. Miscellaneous.

- a. Accessory structures shall be no more than fifteen (15) feet in height, as measured from the lowest adjacent grade to the highest elevation.
- b. All utility lines shall be placed underground.
- c. Ground-mounted mechanical units, including air conditioner condenser units, shall be located to the rear of structures.
- d. Single-family homes shall have a minimum of two hundred (200) square feet of landscaped area in the front yard, or visible from the street. Multi-family developments shall have landscaping consistent with Section I of these standards, as well as landscaping adjacent to and around all buildings.

