

Zoning Overlay FAQs



What is an Overlay District?

An Overlay District is a zoning tool available to townships per Ohio Revised Code (ORC) section 519.021(C). It allows the existing zoning district and regulations for a property to continue while adding another optional ("Overlay") layer of zoning that landowners can choose to utilize. This additional layer typically includes a mixture of permitted uses with enhanced regulations for design, open space, landscaping, signage, lighting, and other development standards to promote high-quality development.

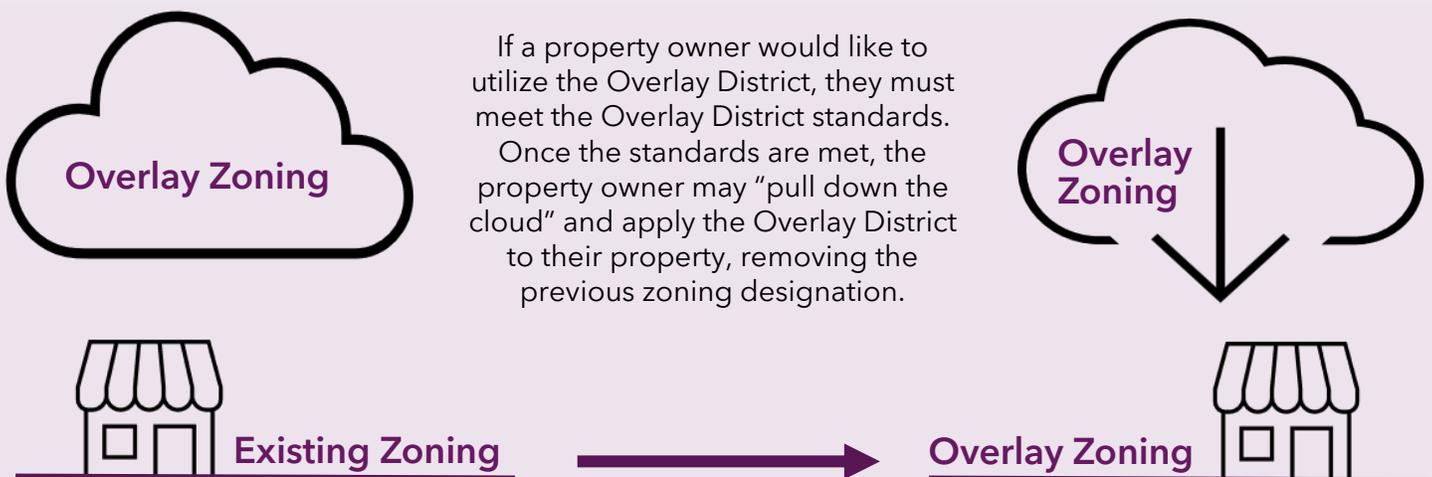
What is the purpose of an Overlay District?

An Overlay District establishes consistent development standards to promote visually appealing design, streamlined review processes, and a zoning framework that supports future growth. It allows landowners to maintain their property under the existing zoning regulations while providing opportunities for future development.

How does an Overlay District work?

Overlay Districts are often referred to as a "cloud," because they apply to a specific area of the township, identified by the subarea boundaries. These "clouds" are unique because the underlying zoning district and regulations continue to apply to the land until a property owner chooses to pull down the "cloud" by submitting and receiving approval of a development plan that complies with the specific criteria in the Overlay District text. It gives landowners flexibility by offering two options for developing the land - the underlying zoning regulations or the Overlay District. Once they choose to pull down the "cloud," the underlying zoning is removed. Individual property owners may pull down the "cloud" at different times, but it is done within the overall zoning framework of the Overlay District. By giving more options to individual property owners, Overlay Districts benefit entire township communities through planning cohesive development in areas facing external pressure.

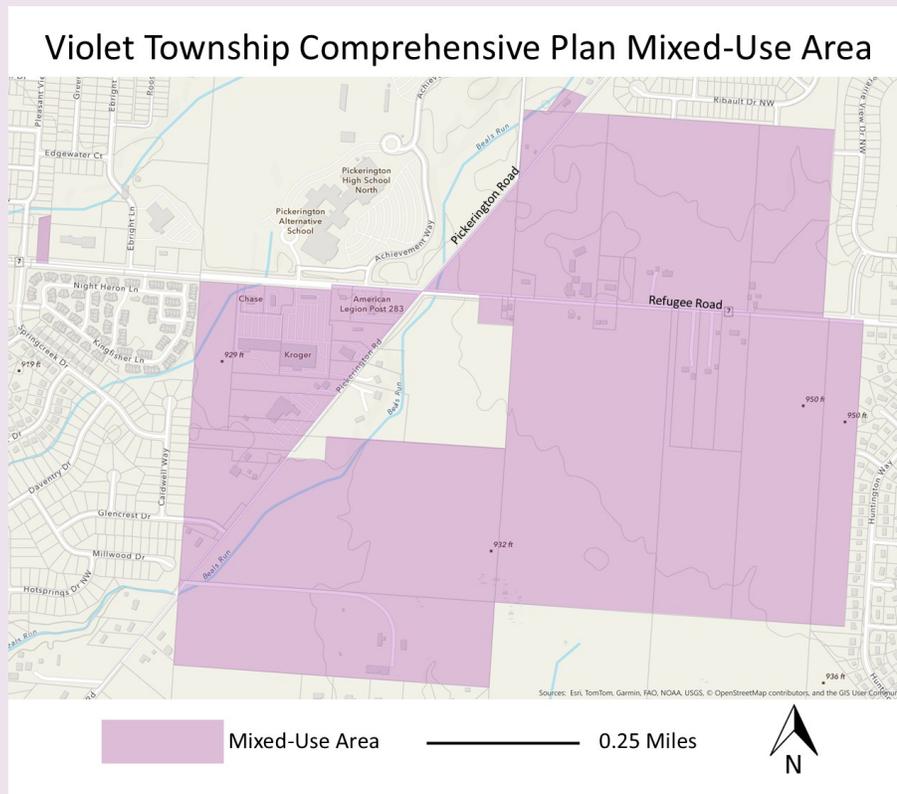
Illustration of the Overlay District "Cloud" in action.



Zoning Overlay FAQs Continued

Where is the proposed Overlay District located?

The map below shows the suggested location for the proposed Overlay within the township, based on land classified as 'Mixed-Use' in the Future Land Use Map of the Violet Township 2022 Comprehensive Plan. Please note, this map will be used for preliminary drafts of the Overlay and will be revised to better reflect the needs and vision of the community once we receive more feedback.



What are the steps to adopting an Overlay District?

1. Draft the Overlay Zoning District - January/February
2. Second Public Meeting - Provides an opportunity for the public to learn about the proposed standards in the draft Overlay District. - February
3. Zoning Commission Public Hearing - The Township Zoning Commission reviews the Overlay, holds a public hearing, and makes a recommendation to the Trustees. - TBD
4. Township Trustees Public Hearing - Township Trustees host a public hearing and vote on the Overlay District. - TBD