

THIS PROPOSED TEXT AND MAP HEREBY REPEALS AND REPLACES THE EXISTING SECTION 3N – PCD – MIXED USE COMMERCIAL DISTRICT AND REVISES SECTION II TO REVISE THE LIST OF ESTABLISHED DISTRICTS TO REPLACE THE PCD – MIXED USE COMMERCIAL DISTRICT WITH THE CGPOD – COMMUNITY GATHERING PLACE OVERLAY DISTRICT

3N: CGPOD - Community Gathering Place Overlay District

3N1 – PURPOSE

The Community Gathering Place Overlay District (CGPOD) is created pursuant to Section 519.021(C) of the Ohio Revised Code. Its purpose is to promote a well-planned, aesthetically appealing, and sustainable community. The district encourages a mix of residential, commercial, community, and recreational uses while prioritizing design elements that foster connectivity, enhance public spaces, and protect community character. The CGPOD achieves this purpose by allowing mixed-use development that:

1. Creates a dynamic space by seamlessly integrating a variety of uses to foster vibrant community interactions;
2. Promotes multi-generational development by incorporating a range of lot sizes, including smaller lots for young professionals and seniors seeking downsized living, alongside larger lots designed for established families requiring more space, ensuring diverse and inclusive housing options within the community;
3. Encourages mixed-use development with business-friendly districts to drive economic growth for Violet Township by attracting investment, increasing the commercial tax base, and supporting local businesses;
4. Fosters distinctive architectural styles that reflect Violet Township's heritage to create visually appealing and cohesive developments;
5. Encourages designs that minimize environmental impacts and conserve environmentally sensitive or unique natural, historic, or cultural features;
6. Establishes a network of trails and walkways to link neighborhoods, parks, schools, and local businesses;
7. Integrates green spaces to enhance the natural beauty of the area and serve as gathering spots for residents;
8. Incorporates landscaping and buffering to ensure compatibility with adjacent development and protect community character;
9. Enables design reviews to ensure that projects align with surrounding development and Township goals; and
10. Encourages innovative planning and design that balances residential, commercial, and recreational uses while maintaining Violet Township's identity.

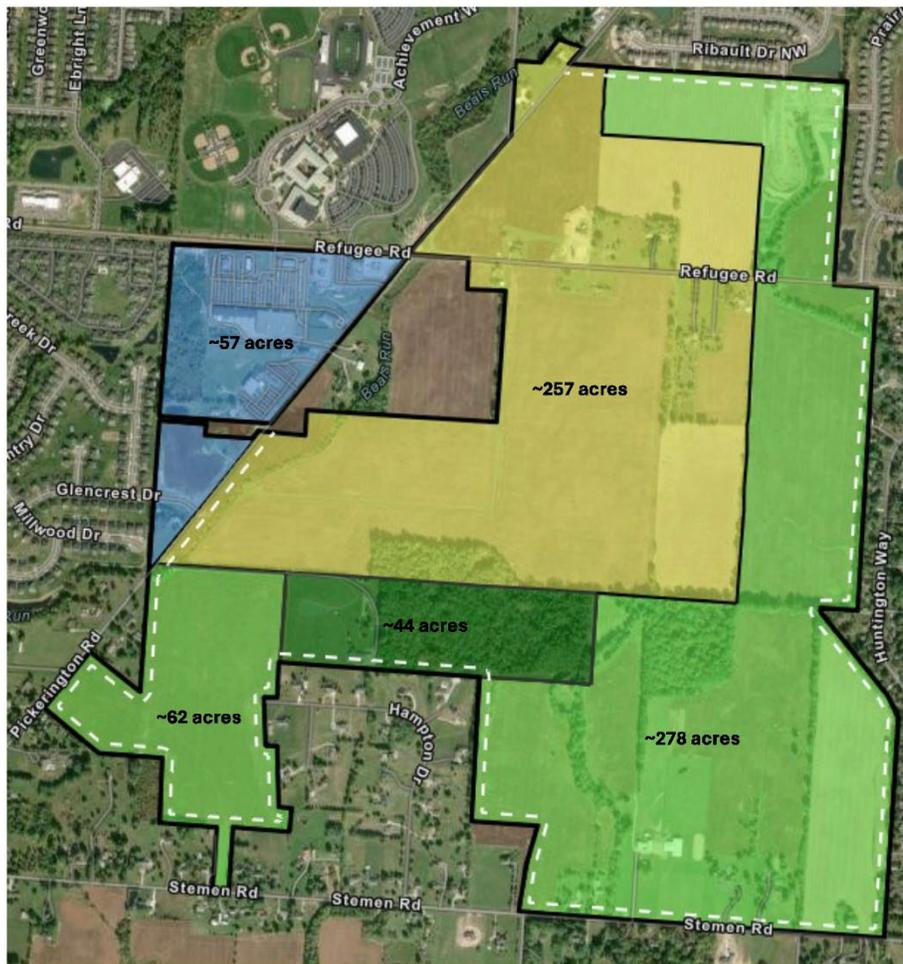
3N2- OVERLAY AREA

The Community Gathering Place Overlay District (CGPOD) is created pursuant to Section 519.021(C) of the Ohio Revised Code. It encompasses, including and overlaying, all land bounded by the CGPOD boundaries in Figure 3N2.01 as of the effective date of this amendment to the Violet Township Zoning Resolution. These boundaries reflect and align with the recommendations outlined in the Vision for Violet 2022 Comprehensive Plan.

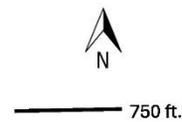
See Optional Maps – Once an option is selected, it will replace the below map.

Figure 3N2.01. Boundaries of Community Gathering Place Overlay District

Mixed-Use Overlay Subareas - Draft 2 Option B



- | | |
|--|--|
|  Suburban Residential |  Estate Residential |
|  Mixed-Use |  Buffer |
|  General Business | **40 acres of community space will be required throughout the district. |



3N3- EFFECT OF THE CGPOD DESIGNATION

The Community Gathering Place Overlay District (CGPOD) introduces a framework for innovative development within its boundaries. The following provisions govern the implementation and effect of the CGPOD designation:

1. As of the effective date of this amendment, all the land bounded by the CGPOD boundaries in the maps above is eligible for CGPOD Overlay zoning;
2. The Violet Township Zoning Resolution currently in place shall continue to apply to all property within the CGPOD boundaries unless the Township Trustees approve an application by an owner of property within the CGPOD boundaries to subject the owner's property to the regulations of the CGPOD;
3. The application shall be made pursuant to the regulations of Chapter 3N of the Township Zoning Resolution, including a Development Plan in compliance of said Chapter;
4. Upon receiving the application, the Township Trustees shall determine whether the application and Development Plan comply with the regulations of Chapter 3N. This determination shall not be considered as an amendment to the Township Zoning Resolution for purposes of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code;
5. If the Township Trustees determine that the application and Development Plan do not comply with the regulations of Chapter 3N of this Resolution, then the Township Trustees shall deny the application. The applicant may file a Chapter 2506 appeal pursuant to Section 519.021(C) of the Ohio Revised Code; and
6. If the Township Trustees determine that the application and Development Plan comply with the regulations of Chapter 3N, then they shall approve the application and change the zoning map so the underlying zoning no longer applies to such property, with the property now being located in the CGPOD and subject to the regulations of Chapter 3N. The approval of the application and Development Plan and the removal of the prior zoning from the zoning map is an administrative, ministerial act and shall not be considered an amendment to the Township Zoning Resolution.

3N4 – PROCEDURES

All applications to submit property to the CGPOD regulations shall follow the procedures outlined below:

1. **Preapplication Meeting:** The applicant shall engage in informal consultations with staff from the Township. Such consultations may also include and are strongly encouraged with the Fairfield County Regional Planning Commission, the Fairfield County Engineer, one or two representatives from the Township Zoning Commission, and other departments prior to submission of an application for approval of a Development Plan. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure of formal approval required by the Township or County statutes or rules. Ohio's Open Meetings

Laws (Section 121.22 of the Ohio Revised Code) are required to be observed at all meetings involving a quorum of members of the Zoning Commission or Trustees.

The application should provide a conceptual layout of the proposed development to allow discussion of the existing features of the site, environmental limitations of the site, and any utility and transportation-related matters.

2. **CGPOD Development Plan Schedule:** Each year the Violet Township Trustees shall adopt a CGPOD Development Plan schedule, which shall include monthly submittal deadlines for CGPOD applications. The submittal deadline immediately following the submission of a completed application, as determined by the Zoning Inspector, shall be considered the “submittal date” of said application.

Each year the Zoning Commission shall adopt a CGPOD Work Session Schedule that includes one work session per month within twenty-one (21) days of each month’s submittal deadline established by the Township Trustees. The purpose of the monthly work sessions is to review any proposed CGPOD applications including associated development plans and to provide informal feedback to the Township Trustees prior to the required Trustee Public Hearing.

3. **Application and Development Plan:** The applicant shall prepare and submit a formal application and Development Plan, with a minimum of five (5) hard copies, along with an electronic copy and any and all applicable fees to the Violet Township Zoning Inspector. The application shall be signed by the applicant and all owners of the property. The Violet Township Trustees may request that any County agency submit comments for consideration at the meeting.

The application shall include a Development Plan and be accompanied by the following supporting information and documentation in text and map form:

- (a) The names and addresses of property within, contiguous to, and directly across the street as they appear on the County Auditor’s then current tax list.
- (b) A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the Tract to be developed.
- (c) A grading plan drawn to scale of 1” = 100’, or to another scale acceptable to the Zoning Inspector, showing all information pertaining to surface drainage for the Tract.
- (d) An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain and preserve the required open space. The location, size, and proposed use(s) of all open space areas shall be detailed.
- (e) A Traffic Impact Study (TIS) may be required as indicated below: A Traffic Analysis when required by and in accordance with Section #### of the Fairfield County Roadway Design Manual).
 - i. A Traffic Analysis, when required, shall be signed and sealed by a Professional Engineer (preferably a Professional Transportation Operations Engineer) and shall include all information required by the Fairfield County Engineer’s office (FECO), the Fairfield County Subdivision Regulations, the Fairfield County Roadway Design Manual, the Violet Township Access Management Regulations, the Ohio Department of Transportation (ODOT) or any third-party Engineering firm hired by the Township, as applicable.

- ii. The recommendations included in a Traffic Analysis, when required, shall be approved by the permitting authority of the applicable roads to which the recommendations apply. In the case of Township Roads, the Township may utilize a third-party Engineering firm or the County Engineer's office to review and approve the recommendations of the Traffic Analysis.
- iii. The applicant may delay the Traffic Analysis until after the Development Plan has been approved by the Township Trustees, provided the following information is submitted to the Zoning Inspector at the time of the Zoning Permit application:
 1. A copy of a letter(s) from the permitting authority(ies) of the applicable roadway(s), indicating that the applicant has completed a Traffic Analysis and that said permitting authority(ies) has (have) reviewed and approved said Traffic Analysis.
 2. A copy of an agreement or other acceptable form of commitment between the applicant and the permitting authority(ies) of the roadway(s), outlining the funding commitments for constructing the required improvements within the Traffic Analysis in accordance with the time frames in the approved study.
 3. If an applicant is unable to provide the above information, then the Zoning Permit shall be denied by the Zoning Inspector and a new Development Plan must be approved by the Township Trustees in accordance with Section 3N4.
4. **Development Plan Contents:** The Development Plan must be drawn to a scale of at least 1" = 100', or to another scale acceptable to the Zoning Inspector, and include in text and map form the following proposed features:
 - (a) Proposed name of the development and its location.
 - (b) Names and addresses of the applicant, owners, and developers.
 - (c) Date and north arrow.
 - (d) A list, description and location of the precise uses proposed for the development and phases for construction, if any. The list of uses shall be defined by their customary name or identification and must be allowed as permitted uses for the applicable subarea. Any listed uses may be limited to specific areas delineated in the Development Plan. If the proposed timetable for development includes constructing the property in phases, all phases to be developed after the first phase shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.
 - (e) Boundary lines of the proposed development and the total acreage of the proposed project.
 - (f) The adjoining lines of adjacent Tracts, Parcels or Lots.
 - (g) Layout, numbering, and dimensions of Lots, if more than one.
 - (h) Labels for the existing zoning districts for the Tract and adjacent Parcels.
 - (i) Existing and proposed deed restriction for the Tract to be developed, if applicable.
 - (j) Sight Line Diagram for adjacent residential districts.
 - (k) Locations, widths, and names of all existing and proposed public streets or other public rights-of-way, railroad and utility rights-of-way or easements, parks and other public open spaces, and section and corporation lines within the Tract.
 - (l) Existing sewers, water mains, culverts, and other underground facilities within the Tract, adjacent to the Tract or that will be used or are proposed to be used in developing the Tract, indicating pipe sizing, grades, and locations.
 - (m) Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features within the Tract. This will include an exhibit

- demonstrating environmentally-sensitive areas such as the 100-year floodplain, wetlands, and slopes greater than 20 percent.
- (n) Any stream delineations and mitigation setbacks required by the Army Corps of Engineers.
 - (o) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant, and for the dedications.
 - (p) The proposed provisions for water, fire hydrants, sanitary sewer, all underground utilities, and surface drainage with engineering feasibility studies or other evidence of reasonableness. Preliminary water, sanitary sewer, and storm sewer line sizes and location, detention basins and drainage structures shall be drawn. Detailed engineering is not required.
 - (q) A copy of letters from the following entities:
 - i. County Engineer or roadway maintaining authority stating that the proposed access and sight distance is adequate.
 - ii. Water and Sewer District stating that central water and sanitary sewers are available and have sufficient capacity to serve the proposed land uses.
 - (r) Proposed street grades and preliminary sewer size slope.
 - (s) Building setback lines with dimensions.
 - (t) Layout, location, dimensions of any existing and proposed structures. Any existing structures to be demolished when developing the Tract must be labeled as “to be removed”.
 - (u) Building locations depicting the bulk, height, and spatial relationships of building masses with adjacent development.
 - (v) Preliminary drawings for buildings to be constructed, including preliminary floor plans, exterior elevations, and sections.
 - (w) Color renderings of proposed and existing Structures (except those that are “to be removed”), complete with a listing of all colors referenced by the Pantone Color Reference System (latest edition) or if Pantone is not available, the manufacturer’s reference/serial number with samples and materials to be used.
 - (x) Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers, and loading zones from view.
 - (y) A Parking Study detailing the required number of parking spaces prepared by an architect, landscape architect, and/or professional engineer registered in the State of Ohio.
 - (z) Detailed Parking and Loading Plan showing layout, location and design of parking and loading areas, number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks, and lane improvements on existing public roads.
 - (aa) Accommodations and access for emergency and fire-fighting apparatus.
 - (bb) A detailed Signage Plan showing the location, type, dimensions, and features of all signage.
 - (cc) A detailed Exterior Lighting Plan that include a photometric plan showing:
 - i. The proposed intensity levels of the lighting throughout the site indicating footcandle measurements;
 - ii. The lighting levels for the proposed site and an area extending a minimum of 30 feet onto adjacent properties;
 - iii. The locations of each of the proposed lighting fixtures (wall mounted and pole);
 - iv. The minimum, maximum, and average intensity/illumination for the site;

- v. Details of all proposed outdoor lighting fixtures indicating manufacturer, model, and style of the fixture.
 - vi. A graphic representation of the fixture is required.
 - vii. The fixture lamp type (i.e. low pressure sodium, metal halide, etc.) shall be indicated on the proposed plans;
 - viii. The proposed height of the lighting fixtures; and
 - ix. The hours of use of the lighting fixtures.
- (dd) A Landscape Plan which depicts and identifies all proposed landscaping features. The Landscape Plan shall identify the caliber, height, and numbers of each plant, shrub, or tree, its name, its size at planning and rendering(s) of how that section of the development would look in elevation.
- (ee) A letter stating that all necessary restrictive covenants, to ensure the perpetual maintenance of the required open space, will be executed. Executed covenants shall be submitted prior to the Zoning Inspector issuing a Zoning Permit for construction.
- (ff) A letter stating that all necessary agreements will be executed to ensure access to and maintenance of any private roadways and proposed parking lots, including shared parking areas. Executed agreements shall be submitted prior to the Zoning Inspector issuing a Zoning Permit for construction.
- (gg) The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.
- (hh) The applicant may request a divergence from the development standards set forth in Article 3N8(18). An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in Section 3N4. A request to approve a use that is not listed as a permitted use in the Subarea shall not be considered a divergence and shall follow the statutory rezoning process to determine if such use should be added to the Subarea text.
- (ii) Any other information, as may be required by the Violet Township Trustees, in order to determine compliance with this Zoning Code.
- (jj) All drawings that are a part of the Development Plan shall respectively bear the seals of the preparing architect, landscape architect, and/or professional engineer. The respective professional attaching his or her seal to the drawings must be licensed to practice in the state of Ohio.
5. **Zoning Inspector:** After receipt of a completed application materials and required fees, the Zoning Inspector shall forward said materials to both the Zoning Commission and Township Trustees for further action under this Section 3N4, including, but not limited to, this Section.
6. **Zoning Commission:** The Zoning Commission may review said application materials at its next Work Session immediately following the submittal date of said application and at no other or additional Work Session(s). During the Work Session, the Zoning Commission may provide informal feedback to the applicant and the Zoning Inspector. The Zoning Inspector may provide a written report to the Township Trustees that includes the informal feedback received from the Zoning Commission during its informal Work Session.

The Zoning Commission informal feedback during this Work Session is advisory to the applicant and Zoning Inspector and is non-binding upon the applicant, Zoning Inspector, and Township Trustees. No statement or action by the Zoning Commission, or any of its

members, in the course of a Work Session shall be construed to be a waiver of any obligation of the applicant or of any procedure or approval required under this Section 3N4 or any other applicable Township, County, or State statutes or rules. Ohio's Open Meetings Laws (Section 121.22 of the Ohio Revised Code) are required to be observed at Zoning Commission Work Sessions. Failure of the Zoning Commission to obtain a quorum to open and conduct said Work Session shall not delay the review of said application by the Township Trustees.

The Zoning Commission shall give the applicant and all owners of property within, contiguous to, and directly across the street from the area subject to the Application written notice of the Work Session at least ten (10) days before the date of the Zoning Commission Work Session.

Notice shall be sent by regular, first-class mail to the addresses of those owners as they appear on the County Auditor's then current tax list. The failure of delivery of that notice shall not invalidate any action taken by the Township on the Application.

7. **Township Trustees Action:** The Township Trustees shall schedule and hold a public hearing within forty-five (45) days after the "submittal date" of said application and shall give the applicant along with any adjoining property owner(s) written notice of the hearing at least ten (10) days before the date of the hearing. Notice shall be sent by regular mail. The Township Trustees may take into consideration any comments received from the Zoning Inspector, including any provided from the Zoning Commission Work Session. The Township Trustees shall render a decision on the Application and Development Plan within thirty (30) days after the conclusion of the hearing. Failure of the Zoning Commission to provide informal feedback or of the Zoning Inspector to provide a written report shall not delay the review of said application by the Township Trustees.
8. **Condition of Approval:**

Unless otherwise excluded by resolution approved by the Township Trustees, no real property shall be included in an Application and Development Plan unless the Application and Development Plan provides the Applicant's intent and commitment to enter into a development agreement with the Township containing terms satisfactory to the Township (the "Economic Development Agreement"). Such Economic Development Agreement terms may include, but are not limited to, the property's and uses' voluntary involvement and participation in one or more economic development programs, such as and without limitation, a New Community Authority, Joint Economic Development District, and/or Tax Increment Financing District. No Application shall be approved unless this condition of providing the Applicant's intent and commitment to enter an Economic Development Agreement is met at the time of filing the complete Application. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property that is part of an Application has fulfilled this condition by the preparation, finalization, and execution of such a development agreement. In the event that the agreement has not been finalized and/or executed at the time a permit or Certificate of Zoning Compliance is requested, the Township Trustees may determine, at their discretion, that the permit or Certificate of Zoning Compliance may be issued pending such finalization and/or execution and direct the applicable Township permitting office accordingly.

9. **Basis of Approval:** In determining whether or not to approve an Application and Development Plan, the Township Trustees shall consider the following:

- (a) If the proposed Development Plan is consistent with the purpose, criteria, intent, and standards of this Article and Zoning Code, and/or that proposed divergences provide the benefits, improved arrangement and design of the proposed development and justify the deviation from the development standards or requirements of the Zoning Resolution.
- (b) If the proposed Development Plan meets the design features and development standards required in this Article and Zoning Code or otherwise are listed and approved as divergences.
- (c) If the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, sidewalks, and multi-use paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.
- (d) If the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the opening of the uses in the Development Plan without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.
- (e) Such other considerations which promote public health, safety, and welfare may be deemed relevant by the Township Trustees.

In approving the Application and Development Plan, the Township Trustees may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the CGPOD.

10. **Effect of Approval:** The Township Trustees' action on a proposed Development Plan under this Article shall not be considered to be an amendment to the Township Zoning Resolution for purposes of Section 519.12 of the Revised Code but is subject to appeal pursuant to Chapter 2506 of the Revised Code. If the Trustees determine that an Application and a proposed Development Plan complies with the requirements of this Article, including any approved divergences, and approve said application, upon such approval the Zoning Map shall be changed so that any other zoning district that applied to the Tract that is subject to the Application no longer applies to that Tract. The removal of the prior zoning district from the Zoning Map is a ministerial act and shall not be considered to be an amendment to the Township Zoning Resolution for the purposes of Section 519.12 of the Revised Code.
11. **Plat:** The Development Plan as approved by the Township Trustees shall be the subject of a subdivision plat to be approved by the Fairfield County Regional Planning Commission, only if required by the Ohio Revised Code or the Fairfield County Regional Planning Commission. When the land is developed in phases, plats for all phases shall be submitted in accordance with the timetable in the approved Development Plan. If a plat is required by applicable law, no use shall be established or changed, and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations for Fairfield County, Ohio, and this Zoning Resolution. The subdivision plan and plat shall be in accordance with the approved Development Plan. No zoning certificate shall be issued for any structure in any portion of the CGPOD for which a plat is required until such plat for that portion has been approved by the applicable platting authorities and recorded with the Fairfield County Recorder in accordance with the approved Development Plan and the Subdivision Regulations of Fairfield County, Ohio.

12. **Development Plan Approval Period:** The approval of the Development Plan shall be effective for a period of five (5) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the Commencement of Construction following the issuance of a zoning permit. If no plat has been recorded within this approval period (or if platting is not required, if construction has not commenced), the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed, and no building, structure or improvement shall be constructed until either an extension has been approved in accordance with Section 3N4 or an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.
13. **Extension of Time:** An extension of the time limit for either recording the approved subdivision plat or the Commencement of Construction may be granted by the Township Trustees upon application of the owner(s), provided the Township Trustees determines that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of reasonable effort toward the accomplishment of the recordation of the plat and the completion of the development of the project. The length of time permitted for an extension shall be determined based upon the application submitted and at the discretion of the Township Trustees. A request for an extension shall be filed prior to the expiration of the established approval period.
14. **Amendment of an Approved Development Plan:** After a Development Plan has been approved by the Township Trustees, no changes to said plan shall be permitted without approval as set forth below
- (a) **Minor Amendment for Estate Residential and Suburban Residential Subareas:** Any variance from the development standards in Table 3N6.02 shall be considered by the Board of Zoning Appeals under its hearing process under Section VII hereof.
- (b) **Minor Amendments for Mixed Use and General Business Subareas:** Within thirty (30) days of the submittal of a written application specifically detailing the changes requested along with a revised Development Plan, the Zoning Inspector may administratively approve a minor amendment. Minor amendments are limited to the following:
- i. An encroachment of five (5) feet or less into a Side or Rear Setback as shown on the approved development plan, provided such setback abuts property having the same or similar use, as determined by the Zoning Inspector, and any change in setback is acceptable to the Violet Township Fire Department. (Changes to the Right-of-Way setbacks have more impact to utilities and the overall design intent of this Article and shall be considered a major amendment.)
 - ii. An increase of no more than five (5) percent of the lot coverage provided on the approved development plan.
 - iii. An increase of no more than five (5) feet in the maximum building height as shown on the approved development plan.

Anyone aggrieved by the Zoning Inspector's decision on a proposed minor amendment, may appeal said decision to the Township Trustees within 30 days of

said decision by the Zoning Inspector. The Township Trustees shall hear said appeal within thirty (30) days of receiving the appeal. The Board of Trustee's action is final and is subject to appeal through RC 2506.

- (c) **Major Amendment:** All other proposed amendments, other than those identified in Section 3N4(14)(a) and (b) above, shall be considered major amendments and must be approved by the Township Trustees after a public hearing.

The Township Trustees shall schedule and hold a public hearing within thirty (30) days of receiving an application for a major amendment and providing notice of the public hearing where said modification will be considered. The purpose of the public hearing is to determine whether the owner(s) has made reasonable and diligent efforts toward the accomplishment of the original Development Plan, and that such amendment is consistent with the intent of Section 3N4. Notice shall be provided to the applicant and all owners within, contiguous to, and directly across the street from the property for which the amendment is proposed. Said notice shall be given by regular first-class mail sent no less than (10) days prior to the public hearing. The notice shall be mailed to the addresses of those owners as they appear on the County Auditor's current tax list. The failure of delivery of said notice shall not invalidate any action the Township Trustees may take on the request. The Township Trustees shall render a decision on the proposed amendment at the conclusion of the public hearing. The Township Trustee's decision on the amendment is administrative in nature and is subject to appeal in accordance with RC 2506.

- (d) Any minor or major modification that is approved shall apply only to the proposed Development Plan for which the amendment application has been submitted and shall not apply to the entire CGPOD.
- (e) A request to approve a use that is not listed as a permitted use in the Subarea, and that is not otherwise permitted in this overlay shall not be considered an amendment and shall follow the statutory rezoning process to determine if such use should be added to the Subarea text.

15. **Fee:** A fee as established by the Schedule of Zoning Fees shall accompany an application requesting approval of the Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by the Township in using professional consulting services to review the Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, legal, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Development Plan, the Zoning Commission Chair and Zoning Inspector shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission Chair and Zoning Inspector decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Inspector shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning

Inspector shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Fiscal Officer, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission Chair and Zoning Inspector shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services.

3N5 - PURPOSE AND SUMMARY OF SUBAREAS

The CGPOD is categorized into various subareas, where priority is placed on the scale and form of buildings rather than on the land use of a property. While the transect district still regulates land use, it is a more efficient tool to address the preservation of unique/notable characteristics within established neighborhoods. This maintains and enhances their sense of place. Buildings are grouped by compatible uses, scale, and intensity of use, with the intention to develop neighborhoods where residents and workers may walk to work, school, and daily errands.

ESTATE RESIDENTIAL (ER)

The ER subarea serves as a buffer between the existing Hampton Ridge subdivision and the newly developed land within the CGPOD. The large estate-style homes are thoughtfully clustered within the natural landscape, preserving mature trees to create a secluded, picturesque setting. Each residence should be nestled among the existing tree canopy, blending luxury with nature while maintaining privacy and enhancing the community's scenic character. Winding driveways and strategically positioned homes allow for a harmonious balance between spacious living and environmental preservation. It serves as a transition into the denser areas within the Overlay, offering estate style housing clustered within the existing woods in close proximity to the CGPOD's amenities.

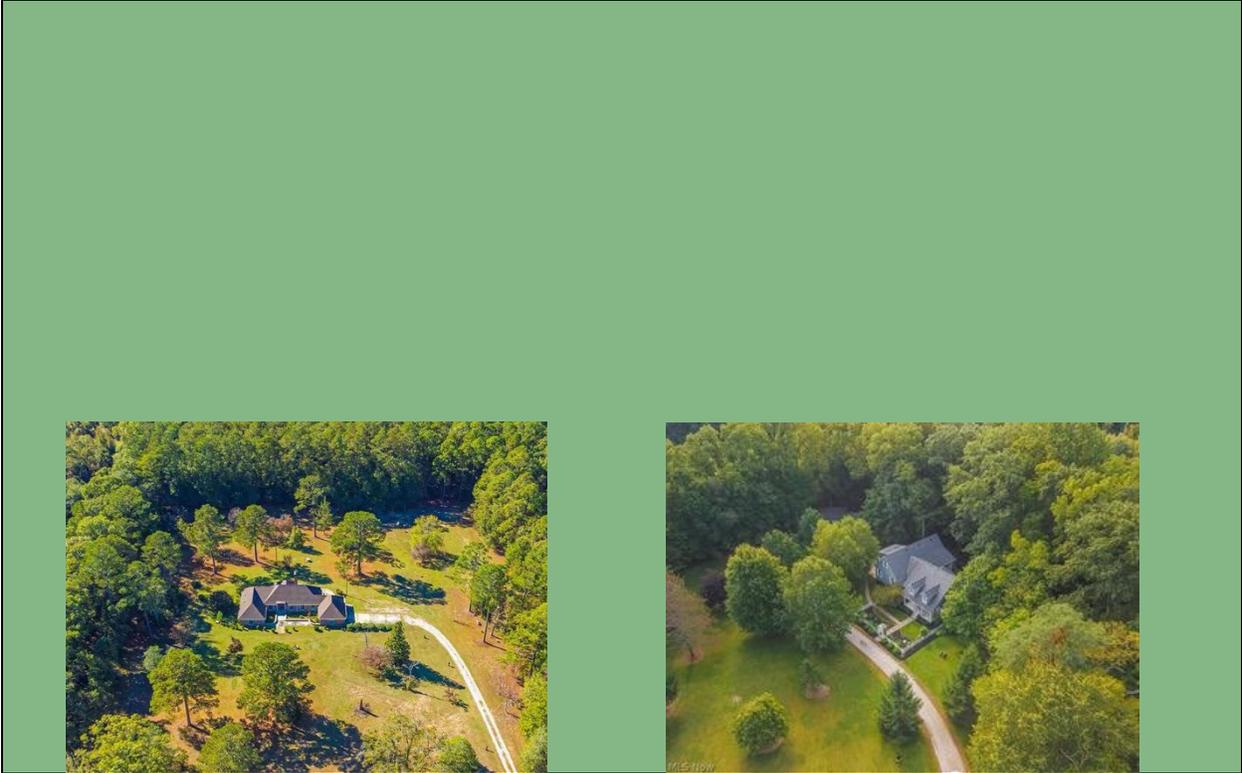


Photo credit: Zillow.com

DRAFT

SUBURBAN RESIDENTIAL (SR)

The SR subarea is devoted to single-family uses on moderate lot sizes that allow for efficient land use while still providing residents with adequate space for private yards and outdoor spaces through single-family and patio home options. This subarea promotes a sense of community and residential character by creating centralized open spaces for recreation and walkability to nearby amenities.



MIXED-USE (MU)

The MU subarea is a vibrant, sustainable community that seamlessly integrates residential, commercial, and recreational spaces into a single location. This subarea aims to foster an environment that enhances the quality of life for residents, creates a dynamic and diverse neighborhood that accommodates a variety of housing types, promotes local businesses, and encourages walkability to reduce dependence on automobiles. The MU subarea's economic growth and convenient access to local services, amenities, businesses, and entertainment creates a well-rounded community.



Photo Credit:

Left: <https://newalbanyohio.org/>

Center: <https://williamsonsource.com/the-margin-district-brings-new-residential-retail-and-office-space-to-franklin/>

Right: Googlemaps

GENERAL BUSINESS (GB)

The GB subarea is currently characterized by existing, traditional suburban commercial uses that emphasize the automobile to serve a broader area. This subarea will preserve these uses while integrating new building design features and pedestrian amenities for future redevelopment that will connect and blend this area within the surrounding CGPOD.

3N6 – PERMITTED USES, LOT AREA, SETBACK, AND HEIGHT REQUIREMENTS

Various use types within the CGPOD are encouraged to foster mixed-use development. To facilitate this, a Development Plan is required to permit development and operation. Different uses are permitted or prohibited in various areas of the Overlay, as outlined below:

1. The CGPOD area includes a list of permitted uses. Any use not specifically listed as permitted shall be considered prohibited in this area, as detailed in Tables 3N6.01 and 3N6.03; and
2. Uses designated as “P” are permitted within the corresponding area. If a use is not listed as “P” within the corresponding subarea, then it is specifically prohibited within said subarea; and
3. Tables 3N6.02 and 3N6.04 detail the Lot Area, Setback and Height Requirements for each subarea.

**Table 3N6.01
Residential Subareas – Permitted Uses**

Use	Subarea	
	Estate Residential (ER)	Suburban Residential (SR)
Single-Family Dwelling	P*	P
Single-Family Patio Home		P
Duplex		
Townhome (Row or Pinwheel Design) (No more than 4 dwelling units per building)		
Multi-Family Buildings (More than 4 dwelling units in one building)		
Assisted Living		
Bed and Breakfast	P	P
Community Gardens	P	P
Day Care Centers		P
EV Charging Station		
Home Occupations	P	P
Institutional Uses (Art Gallery, Library, Etc.)		P
Nursery School		P
Park, Community or Regional		P
Park, Neighborhood	P	P
Places of Assembly, Small		P

Use	Subarea	
School, High or Technical		P
School, Post Secondary		
School, Early Childhood Education, Elementary, Immediate, or Middle		P
Solar Energy Systems, Roof Top	P	P

*Minimum Livable Area Above Grade (as defined in 3N9) shall be 4,500 square feet.

**Table 3N6.02
Residential Subarea Lot Area, Setback and Height Requirements**

	ER	SR
		Single-family Dwelling or Patio Home
Min. Lot Size	N/A*	5,000 Sq. Ft.*
Min. Frontage (Ft.)	N/A*	50/Single Family Dwelling 40/Patio Home
Minimum Setback (Pickerington and Refugee Road) (Ft.)	50	50
Minimum Front Setback (all other local roads) (Ft.)	50	25
Min. Side Setback (Ft.)	N/A*	5
Min. Rear Setback (Ft.)	N/A*	35
Min. Distance Between Buildings (Ft.)	100	10
Number of Stories	3	2
Max. Building Height (Ft.)	35	35

*These lots may front on private roads. Minimum lot size, frontage, and side/rear setbacks must comply with the purpose of the Estate Residential Subarea as described in 3N5. Existing wooded areas shall be preserved in accordance with Section 3N8(13)(d).

Table 3N6.03

MU and GB Subareas – Permitted Uses

Use	MU	GB
Automobile Oriented Uses, No oil changing facilities		P
Bank, with Auto Oriented Uses		P
Bank, without Auto Oriented Uses	P	P
Bed and Breakfast	P	
Beverage Sales, Alcoholic	P	P
Beverage Sales, Microbrewery	P	P
Beverage Sales, Micro Winery	P	P
Business, Retail Small, without Auto Oriented Uses	P	P
Business, Retail Medium	P	P
Community Garden when accessory to a permitted use	P	
Commercial Recreation	P	P
Communication Facilities and Substations	P	P
Community Gathering Space	P	
Daycare Centers	P	P
Dwelling, Duplex	P	
Dwelling, Multi-Family Building (More than 4 dwelling units in one building)	P	
Dwelling, Single Family Patio Home	P	
Dwelling, Studio, One- or Two-Bedroom Units (within Multi-Family Dwelling Building or Mixed Use Building)	P	
Dwelling, Townhome (Row or Pinwheel Design) (No more than 4 dwelling units per building)	P	
EV Charging Station	P	P
Flex Office- Laboratory/ Research/ Development	P	
Food Truck- Special Permit for Events	P	P
Home Occupations, Limited	P	
Hotel, Boutique	P	
Institutional- Art Galleries, Libraries, and Other Similar Uses	P	
Maker Space, Small	P	
Mixed-Use Building, Comprised of Uses Listed in Table 3N6.03	P	
Nursery School	P	P
Offices, Large Administration, Business Medical or Professional	P	P
Offices, Small Administration, Business Medical or Professional	P	P
Outdoor Patio (Restaurant)	P	P
Park, Community or Regional	P	
Park, Neighborhood	P	
Parking Structures	P	
Personal Services	P	P
Pet Grooming Services	P	P
Places of Assembly, Large	P	
Places of Assembly, Small	P	P
Restaurants with Auto Oriented Use		P
Restaurants without Auto Oriented Use	P	P
School, High or Technical		P
School, Post Secondary	P	

Use	MU	GB
School Early Childhood Education, Elementary, Intermediate, or Middle	P	
Solar Energy Systems, Rooftop	P	P
Winery	P	

**Table 3N6.04
MU and GB Subarea – Lot Area, Setback and Height Requirements**

Mixed Use Subarea Only	All Uses
Minimum Lot Size (Sq. Ft.)	5,000
Minimum Lot Width (Ft.)	N/A
Right-of-Way Setback (Pickerington or Refugee Road)* (Ft.)	Minimum 50/Maximum 75
Right-of-Way Setback (Collector Road)* (Ft.)	Minimum – N.A. Maximum 40
Right-of-Way (Local Road)*(Ft.)	Minimum – N.A. Maximum 30
Min. Side Setback (Ft.)	N/A
Min. Rear Setback (Ft.)	25**
Maximum Lot Coverage (Percent)	80
Max. Height (Feet)**	Maximum of 55 feet. Height shall be measured from the finished grade at the building's foundation to the peak of the roof, or to the highest point of the structure, whichever is greater. Building heights shall gradually taper as they develop toward the Suburban Residential (SR) area, ensuring a smooth transition and proportional scaling. Any building located within 500 feet of the SR subarea shall be no more than three stories and shall not exceed 45 feet.
Min. Distance Between Buildings (Ft.)	As required by the Violet Township Fire Department

* In no case shall a parking lot encroach into the minimum Right-of-Way Setback. The Right-of-Way Setback should be landscaped and may include the required multi-use path or sidewalk, fences, or any development entry features or signs that meet the requirements of this Article.

**Parking may encroach into a Side or Rear Setback, but in no case shall parking be located closer than five feet from the internal lot line, except in cases where the Township Trustees determine that parking lots need to straddle internal lot lines to comply with the connectivity requirements of 3N8(10). In such cases, appropriate cross-access easements must be established.

***Rooftop mechanical units, antennas, etc., may extend an additional ten (10) feet above the building provided they are screened in accordance with 3N8(13)(g)(i)(3)

3N7 – PROHIBITED USES

Certain uses are prohibited to ensure that the CGPOD’s vision aligns with the goals of creating a sustainable, walkable, and community-focused environment. These prohibitions are to maintain the character and design standards of the district, protect public welfare, and foster a mixed-use environment that balances residential, commercial, and recreational needs while promoting sustainability. The following uses are prohibited within the CGPOD:

1. Outdoor Storage of Inoperable Vehicles:

- (a) The outdoor storage of inoperable, unlicensed, or unused vehicles, including trailers detached from semi-tractors, for a period exceeding fourteen (14) consecutive days is prohibited, except for necessary construction equipment in working order. This helps to maintain a clean and attractive environment, free from unsightly and potentially hazardous materials.

2. Recreational Vehicles and Equipment Parking:

- (a) No recreation trailer, boat, motor home, or equipment of any type shall be parked in front of the established front building line on any lot within this district. Temporary parking is permitted for up to forty-eight (48) hours for individuals preparing for or returning from travel. This prohibition ensures that the district remains pedestrian-oriented and aesthetically appealing.

3. Motor Vehicle Sales and Pawn Shops:

- (a) These establishments do not align with the district’s emphasis on creating engaging spaces for community interaction, as they could detract from its branding as a desirable, vibrant hub for residents and visitors.

4. Mobile Homes or Mobile Office Structures:

- (a) No mobile home or mobile office structure shall be placed or occupied in the CGPOD, except when specifically permitted. This prevents the introduction of temporary or unconventional housing structures that are incompatible with the long-term vision of the district.

5. Accumulation of Trash and Debris:

- (a) No trash, debris, unused property, or discarded materials shall be permitted to accumulate on any lot or parcel. Such accumulation may create eyesores, hazards, or nuisances to the neighborhood. The Township Trustees retains authority to address nuisances as provided in Section 505 of the Ohio Revised Code.

6. Outdoor Storage:

- (a) No outdoor storage of any kind shall be permitted within the CGPOD. All permitted uses must be conducted completely within an enclosed building to maintain the district's aesthetic appeal and prevent clutter.
7. **Cement, Asphalt, or Similar Plants:**
- (a) No cement, asphalt, or similar manufacturing plants shall be permitted in the CGPOD. These types of industrial operations are incompatible with a district focused on residential, commercial, and recreational uses.
8. **Truck Loading, Unloading, or Engine Idling:**
- (a) No overnight truck loading, unloading, or engine idling shall be permitted within two hundred (200) feet of a residential use. This restriction minimizes noise and air pollution in residential areas, ensuring a more peaceful living environment.
9. **Outdoor Gun Ranges:**
- (a) No outdoor gun ranges shall be permitted within the CGPOD. These facilities are inconsistent with the district's goal of creating safe, accessible, and family-friendly spaces.
10. **Data Centers:**
- (a) No data centers shall be permitted in the CGPOD. These uses are typically large, require significant infrastructure, and do not contribute to the mixed-use, community-oriented environment intended for the district.
11. **Warehousing:**
- (a) No warehousing or distribution centers shall be permitted. These types of uses generate significant truck traffic and are incompatible with the walkable, pedestrian-friendly design of the district.

3N8- DEVELOPMENT PLAN STANDARDS

The design standards aim to create a unified development and design approach to the CGPOD. Due to the unique nature of the overlay district, these standards, unless otherwise noted, will supersede any general design standards including but not limited to lighting, landscaping, and sign standards found within the Township Zoning Resolution. The following standards shall apply to all uses and developments within the ER, SR, and MU subareas of the CGPOD.

1. **Site Development and Arrangement of Buildings** - To ensure a cohesive design, a Development Plan shall include a minimum of twenty-five (25) acres to pull down the CGPOD Overlay. All buildings shall be arranged so they respond to the surrounding existing expected uses and the buildings and site development complies with the following requirements:
- (a) Buildings must have a relationship to the street and should not be in the center of the lot with surrounding parking;
- (b) Parking must be placed to the side and rear of the building;
- (c) A proposed development shall include appropriate buffers and open spaces;
- (d) The bulk, height, and surface materials of buildings within the proposed development shall be compatible with the surrounding area. Buildings, structures, and parking

- areas shall be designed and located within the development to minimize environmental impacts and conserve environmentally sensitive or unique natural, historic, or cultural features. This includes, but not limited to, tree rows, wooded lots greater than one (1) acre, stream corridors, and steep slopes;
- (e) Native vegetation adjacent to wetlands and surface waters shall be retained or restored;
 - (f) Existing hedge and tree lines shall be preserved unless one or more of the following applies:
 - i. A majority of the trees are dead, diseased, dying, or invasive; or;
 - ii. A road widening as determined by a state, county, or local road department is required.
 - (g) Wildlife habitat areas of species listed as endangered, threatened, or of special concern by the Ohio Department of Natural Resources shall be preserved;
 - (h) Historic or archaeological sites (e.g., earthworks, burial grounds, etc.) shall be preserved;
 - (i) A viable pedestrian circulation system shall be provided, meaning a minimum of a ten (10)-foot wide walking path throughout the development or along adjacent existing roadways to provide for connection to surrounding developments (existing and potential). The design of these paths shall be pursuant to Section 3N8(12); and
 - (j) Natural drainage swales and creeks shall be protected. No construction of buildings is allowed inside the one hundred (100)-year floodplain. In addition, no structures are permitted within one hundred (100) feet of the ordinary high-water line of a riparian or wetland area as determined by a professional engineer.
2. **Open Space** - Open space shall be thoughtfully integrated into the site design to enhance environmental preservation, recreational opportunities, and community aesthetics. Open space locations and proposed uses must be clearly depicted in the Development Plan and are subject to approval by the Township Trustees. Open space may be maintained privately by the developer, property owner, a New Community Authority or transferred to the Township for public use with formal approval. Land dedicated for public purposes, including new school sites, may contribute toward satisfying the open space requirement. Open spaces shall also comply with the following requirements:
- (a) A minimum of forty (40)-acres within the MU subarea shall be designated as a community gathering space, which may be distributed across the subarea and is not required to be contiguous. However, each individual area designated as a community gathering space must be at least 1/2 acre in size to count toward this requirement. Areas devoted toward the community gather space shall be designated as an interactive open space that fosters community engagement by incorporating features that encourage social interaction, recreation, and relaxation. These spaces can include walking trails, seating areas, fire pits, playgrounds, splash pads, and multi-use plazas, including but not limited to an amphitheater, and recreational fields that cater to people of all ages. Integrating interactive elements such as public art, community gardens, and technology-enabled features like smart lighting or Wi-Fi

access enhances usability and accessibility. A school may also be permitted within and counted toward this 40-acre community gathering space requirement. By prioritizing connectivity, sustainability, and inclusivity, an interactive open space becomes a vibrant hub where residents can gather, collaborate, and enjoy a dynamic, shared environment

- (b) In all subareas, a minimum of ten percent (10%) of the gross tract acreage shall be designated as pocket parks which should be connected to the Community Gather Space required in 3N8(2)(a) by multi-use trails or sidewalks as determined by the Township Trustees. Gross tract acreage encompasses all land within the development plan, including wetlands and steep slopes. Pocket parks shall be designed to be seamlessly integrated into the overall development, ensuring they are strategically located to enhance the accessibility and connectivity of the community while also prioritizing the preservation of significant natural features such as woodlots exceeding one (1) acre, tree rows, greenspaces, courtyards, and other notable site characteristics. Pocket parks may also serve as active or passive recreational areas. Pocket parks may not include:
- i. Private and public roads and associated rights-of-way;
 - ii. Public or private parking spaces, access ways, driveways and other vehicular use areas;
 - iii. Required minimum spacing between buildings;
 - iv. Required yard setbacks; except when part of a large contiguous open space and accessible with a bike or pedestrian path, and with the approval of the Planning and Zoning Commission
 - v. Public utility substations;
 - vi. High tension transmission lines or other above ground utilities shall not make up more than fifty percent (50%) of the required open space; and
 - vii. Artificial water features;
- (c) A comprehensive open space maintenance plan is required and must demonstrate the long-term strategy for maintaining the designated open space, ensuring its sustainability and functionality over time; and
- (d) The ownership and preservation method of the open space must be clearly identified. Documentation must ensure that the open space is preserved in perpetuity through appropriate legal mechanisms.
3. **Density** – The maximum density for the Suburban Residential and Mixed-Use Subareas shall be as follows:
- (a) Suburban Residential Subarea – The overall density of the SR subarea shall not exceed two (2) dwelling units per gross acre. The Township Trustees may approve a development plan for a tract that clusters higher density residential uses within a specific tract provided the overall density of the entire SR subarea as denoted in Figure 3N2.01 does not exceed two (2) dwelling units per gross acre.
 - (b) Mixed Use Subarea – The overall density of the MU subarea shall not exceed eight (8) dwelling units per gross acre. The Township Trustees may approve a development

plan that clusters higher density residential uses within a specific tract provided the overall density of the entire MU subarea as denoted in Figure 3N2.01 does not exceed eight (8) dwelling units per gross acre

4. **Living Area Dimensions** - All Dwelling Units within Mixed-Use or Multi-Family Unit Buildings shall contain the following minimum living area:
 - (a) One (1) bedroom unit: 800 square feet.
 - (b) Two (2) bedroom unit: 900 square feet.
 - (c) Three (3) or more bedroom units: 1000 square feet.
 - i. No more than twenty-five percent (25%) of the total dwelling units within a Mixed Use or Multi-Family Building shall be devoted to three-bedroom or larger units.
5. **Mixture of Uses** - The MU subarea shall maintain an overall ratio of seventy percent (70%) residential uses to thirty percent (30%) commercial uses based upon gross acreage of the MU subarea. For purposes of this section, the gross acreage for residential uses shall include all areas devoted to single family patio homes, duplexes, townhomes, multi-family buildings, limited home occupations, parks, schools, community gardens and community gathering spaces including any associated parking and open spaces. The gross acreage for commercial uses shall include the areas devoted to all other uses listed as permitted for the MU subarea in Table 3N6.03 including any associated parking and open space for said uses. For the purposes of this section, dwelling units included within Mixed Use Buildings shall be considered as commercial use.

One or more development plans may be approved that include up to 50% of the gross acreage within the Mixed-Use (MU) district devoted to residential use without the inclusion of a commercial component. However, once this threshold is reached, no further development plans shall be approved unless they comply with the required 70% residential to 30% commercial ratio for the overall development.
6. **Storm Water** - Developments must include a stormwater management plan that meets Township and the Fairfield County Stormwater Design Manual standards. Prioritization should be given to Low-Impact Development (LID) techniques such as rain gardens, bioswales, and permeable paving. The plan should control the one hundred (100)-year storm event runoff and prevent any increase in runoff above pre-development levels. Stormwater features must prevent erosion, flooding, and standing water while maintaining natural drainage areas. Regional retention/detention ponds with soft edges should be used to integrate stormwater management into the landscape, reducing the need for multiple ponds.
7. **Subdivision Standards** - Public streets and all drainage improvements shall conform to the Fairfield County Subdivision Regulations or as otherwise approved per the Development Plan. Standards for any private drives shall be approved as part of the Development Plan including, but not limited to, minimum width and pavement type.
8. **Pavement Standards for Parking Lots** - Parking lots and private driveways do not have to meet street cross-sectional standards, but parking lot drive aisles that connect to the

public streets shall be constructed to public street cross-sectional and design life standards within fifty (50) feet of the edge of the public paved road.

9. Parking & Circulation

- (a) **Vehicular Parking:** All developments must provide off-street vehicular parking at the time of development and shall comply with the parking requirement in Table 3N8.01. The layout, service areas, entrances, exits, signs, lighting, and landscaping must be designed to minimize adverse impacts on community character and ensure parking is not a dominant aesthetic component of the site. Landscaping shall be incorporated to reduce the visual impact of parking areas.
- (b) **General Parking Regulations:**
- i. All parking spaces shall be a minimum of nine (9) feet in width and eighteen (20) feet in length measured rectangularly. There shall be a minimum aisle width of twenty-five (25) feet.
 - ii. Parking spaces located within an enclosed garage may count toward the off-street parking requirements.
 - iii. All driveways shall be constructed of a hard surface such as pavement, brick, or concrete.
 - iv. Recreational vehicles and trailers may be temporarily parked in a driveway for no longer than forty-eight (48) hours every seven (7) days.
 - v. Parking pads for the long-term parking of recreational vehicles or trailers are prohibited in the required front setback.
 - vi. The location of all off-street parking spaces shall comply with Table 3N8.01.

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Table 3N8.01

Minimum Number of Parking Space and Parking Location

Subarea	Minimum Number of Spaces	Parking Location
Estate Residential and Suburban Residential	<ul style="list-style-type: none"> • 2 off-street spaces per dwelling unit • Parking spaces located within an enclosed garage may count toward the minimum parking requirements. 	<ul style="list-style-type: none"> • Driveways may encroach into the required front yard setback. • Vehicles may be parked in a driveway between the front façade of the home and the public right-of-way.
Mixed Use	<ul style="list-style-type: none"> • To optimize land use and improve efficiency in mixed use developments, a shared parking study is required to determine the appropriate number of parking spaces. This study shall analyze the peak usage times of different land uses – such as residential, retail, office and entertainment – to identify opportunities for shared parking rather than requiring separate spaces for each use. This study shall consider on-street parking, bicycle parking, spaces for electrical vehicle charging stations and parking lots and/or structures that are available for all uses within the proposed development plan. By accounting for staggered demand patterns, a shared parking study can help reduce excessive parking requirements, promote walkability, and support sustainable design while ensuring parking availability for residents, employees and visitors. This study shall recommend the number of spaces required within the Development Plan and shall be approved by the Township Trustees. 	<ul style="list-style-type: none"> • Off-street parking is prohibited between the front building façade and the public right-of-way. • Any parking visible from the public right-of-way shall be screened pursuant to 3N8(13)(e).

(c) **Bicycle Parking:** Bicycle parking must be provided and approved by the Township Trustees as part of the Development Plan and shall feature secure, well-lit racks or lockers located in convenient, highly visible areas near building entrances.

(d) **Electrical Vehicle (EV) Parking:** When EV parking spaces are provided and visible from the right-of-way, they shall be landscaped in accordance with Section 3N8(13)(e).

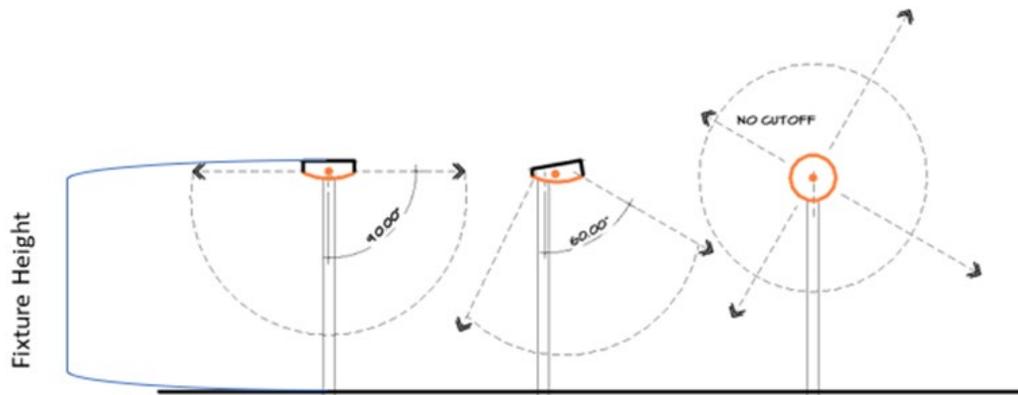
10. **Vehicular Circulation and Access** - Access to any county road, including, but not limited to, Refugee and Pickerington Roads, shall be limited to those locations approved by the County Engineer. All other access points shall be limited to those shown on a Development Plan approved by the Township Trustees.

The overall design within the Development Plan must provide for vehicular connectivity between properties within the Development Plan as well as future and existing connections to adjacent properties outside of the Development Plan boundaries. This requirement could be achieved through access roads and/or cross-access easements between parking lots. Existing stub roads abutting the CGPOD shall also be extended to create connectivity between existing developments and the CGPOD. This requirement has been established to reduce traffic movements on mainline roads to improve the public health and safety of those utilizing public rights-of-way. The Township Trustees may rely upon recommendations from the Fairfield County Engineer's Office or other consulting engineers to determine the proposed method for providing connectivity.

Visibility at intersections shall comply with the Violet Township parking code (Section 3X of Zoning Resolution).

11. **Lighting** - Lighting of the site shall be designed to minimize adverse impacts on the community, the adjacent properties, and the public rights-of-way. All light fixtures shall be full cut-off type fixtures except for decorative light fixtures.
- (a) The maximum illumination at a Lot Line that abuts a lot zoned for single-family or mixed residential uses shall be 0.3 foot-candles.
 - (b) The maximum illumination at a Lot Line that abuts any other use shall be one (1)-foot-candles.
 - (c) The fixture height in parking lots shall not exceed twenty (20) feet. Fixture height shall be measured from the finished grade to the topmost point of the fixture.
 - (d) Lighting located under canopies shall be flush mounted or recessed within the canopy.
 - (e) **Prohibited Lighting:**
 - i. Search lights, beacons, laser source lights, or any similar high-intensity or flashing lights are prohibited, except in emergencies by police and/or fire department personnel.

**Figure 3N8.01
Lighting Cutoffs**



12. **Pedestrian Amenities** - Pedestrian amenities, such as wide sidewalks, crosswalks, benches, and green spaces, shall be creatively integrated into the development to enhance accessibility and promote a walkable environment for the community as determined by the Township Trustees in an approved Development Plan. Additionally, the following requirements shall apply:
- (a) Refugee Road shall have a ten (10)-foot multi-use path (within a fifteen (15)-foot MUP easement) on both sides of the road.
 - (b) Curb ramps and crosswalks shall be installed pursuant to the [American Disability Act](#) requirements; and
 - (c) Multi-use paths and sidewalks shall be constructed immediately outside the road right-of-way within a fifteen (15)-foot MUP easement, or ten (10)-foot sidewalk easement designated for such public use.
 - (d) For all Townhome (Row or Pinwheel Design), Multi-Family Buildings, and Multi-Use Buildings, pedestrian pathways connecting buildings with parking areas shall be provided. Pedestrian pathways must also connect to a multi-use path required in this Section.
13. **Landscaping & Buffering** - All sites must be well landscaped and buffered to minimize the impacts of certain site components, including trash receptacles, storage, parking, utilities, and mechanicals as determined by the Township Trustees. However, at a minimum, the Development Plan shall comply with the following requirements:
- (a) A Perimeter Buffer shall be required in the areas depicted by a white dashed line on Figure 3N2.01. Additionally, a Perimeter Buffer shall apply when a proposed Development Plan abuts a property within the CGPOD that has not yet pulled down the cloud and is following the underlying zoning that allows single-family uses.
 - (b) **Perimeter Buffer Requirements:**
 - i. A typical perimeter buffer shall be fifty (50) feet in width, unless otherwise approved by the Township Trustees as shown on an approved Development

Plan. The Township Trustees may adjust (increase or decrease) the buffer width, depending upon the following factors:

1. The adjacent land uses and zoning classifications;
 2. The location of the multi-use path;
 3. Existing tree lines and other existing natural features; or
 4. Other relevant factors as determined by the Township Trustees.
- ii. The buffer shall contain native vegetation and trees and shall be mounded or mimic the natural condition of a forest edge to reduce noise pollution and visual impacts of the development from adjacent land uses.
- iii. The images in Figures 3N8.02 and 3N8.03 show the ideal perimeter buffer. A multi-use path shall be included in the buffer along with a mix of deciduous and evergreen species to enhance year-round screening.

BUFFER WITH A MOUND

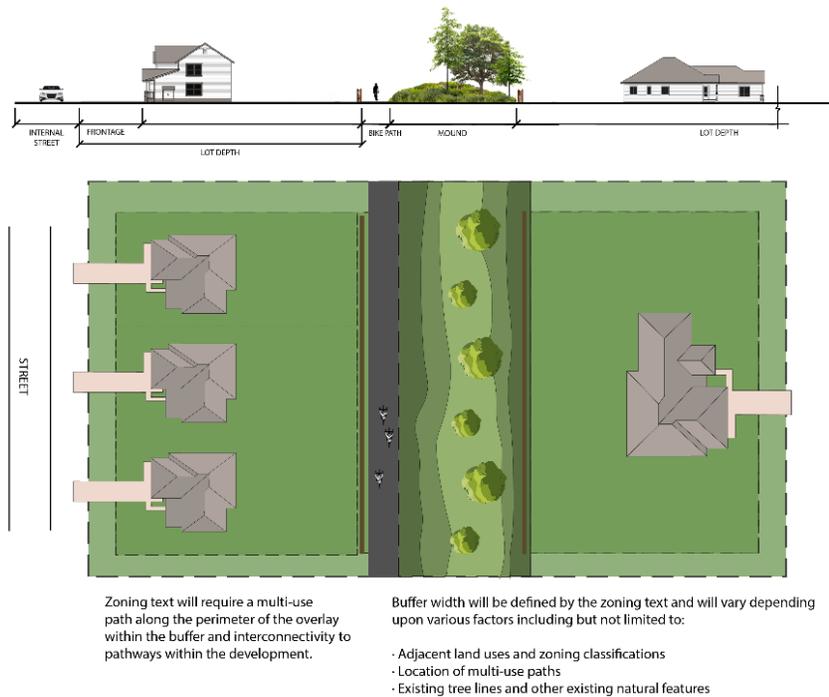


Figure 3N8.02
Perimeter Buffer with Mound

Figure 3N8.03

Perimeter Buffer without Mound

iv. Buffers must include a fence on each side of the buffer which will serve as a clear borderline between the buffer and the fee simple lots.

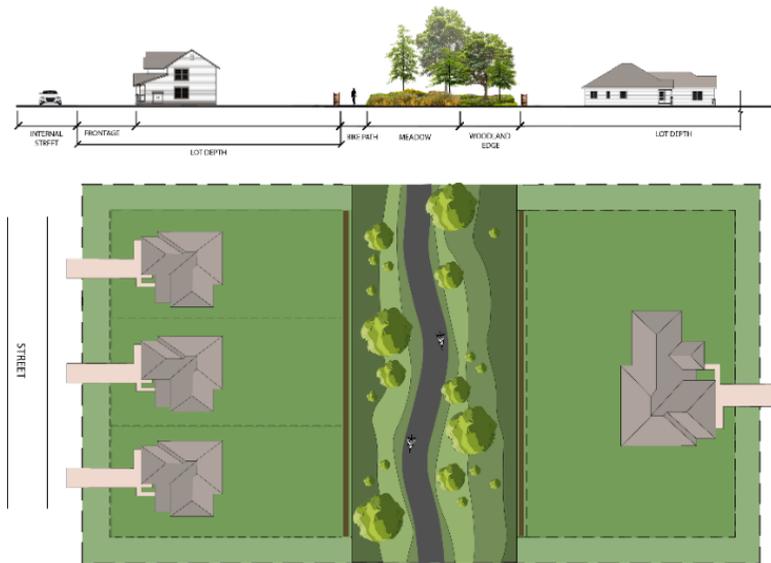
1. Fence Design:

(a) Maximum Height: Four (4) feet.

(b) Material: The fence shall be designed to comply with the Violet Township standard fence requirements for buffers.

(c) **Native Plants in Ohio:** Ohio boasts about nineteen hundred (1,900) native plant

BUFFER WITHOUT A MOUND



Zoning text will require a multi-use path along the perimeter of the overlay within the buffer and interconnectivity to pathways within the development.

Buffer width will be defined by the zoning text and will vary depending upon various factors including but not limited to:

- Adjacent land uses and zoning classifications
- Location of multi-use paths
- Existing tree lines and other existing natural features

species, all uniquely adapted to the local climate and soil, contributing to biodiversity and ecological health. Planting a diverse mix of native species helps safeguard against pests and diseases, ensuring ecosystem resilience. Notable species for this purpose include Blue-eyed Mary, Wild Bergamot, Eastern Columbine, Gray Goldenrod, Northern Spicebush, and Wild Geranium. For a complete list, visit ohionativeplantmonth.org. For promoting biodiversity, reducing the likelihood of an outbreak of disease, and overall ecological health of the Overlay area, all required plantings in this Article shall include a diverse range of plant species as determined by the Township Trustees.

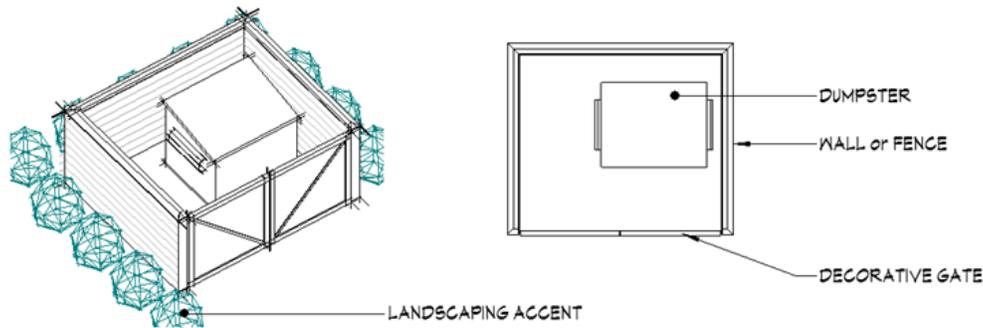
(d) **Tree Preservation:** All major trees shall be preserved, unless exempted, as follows:

i. The proposed structure or vehicular use area cannot be located in a manner to avoid removal of the tree while at the same time permitting desirable and logical

development of the lot. Such trees shall be identified on the Development Plan approved by the Township Trustees.

- ii. The tree is damaged, diseased, or otherwise is an undesirable species in its present location as indicated on the Development Plan approved by the Township Trustees.
- (e) **Parking Lot Screening:** 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-six (36)-inch continuous planting hedge and tree combination. The height shall be measured from the grade of adjacent parking area;
- (f) **Refugee and Pickerington Road Setback Landscaping:** Throughout the Setback area along Refugee and Pickerington Roads, 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.
- (g) **Mechanical Equipment, Service Areas, and Screening Requirements**
- i. Mechanical Equipment and Generators: External mechanical equipment must be screened from public rights-of-way and adjacent single-family lots using one of the following:
 1. A wall or fence at least one (1)-foot taller than the equipment, made of materials matching the principal building.
 2. Evergreen landscaping at least one (1)-foot taller than the equipment, installed in a linear fashion with a maximum spacing of twelve (12) feet.
 3. Rooftop mechanicals must be screened by a parapet wall or similar mechanism extending at least one (1)-foot above the units.
 - ii. Service, Production, and Loading Zones: These areas must be located at the rear or side of buildings and screened on all sides from property lines, public roads, and private streets using:
 1. A six (6)-foot wall or mound with landscaping.
 2. Evergreen trees at least five (5) feet tall, spaced a maximum of twelve (12) feet apart.
 - iii. Trash Containers and Storage Areas:
 1. Must be screened on three (3) sides by a wall or fence one (1)-foot taller than the container or stored materials, with materials matching the principal building. The fourth side must have a solid, decorative gate of the same height.
 2. Accent landscaping, such as shrubs, must be planted no more than five (5) feet apart around the perimeter of walls or fences.

Figure 3N8.04
Dumpster Enclosure and Accent Landscaping



14. **Signage** - All signs and graphics within the CGPOD shall be compatible in size, location, height, material, shape, color, and illumination while considering different use types throughout the development. A Master Signage Plan for all portions of the CGPOD may be submitted as part of a Final Development Plan application. If a Master Signage Plan is approved as part of the Final Development Plan, then the Zoning Inspector may issue a permit for each approved sign. If no Master Signage Plan is approved as part of the Development Plan, then each sign shall be submitted as its own Development Plan for approval pursuant to Section 3N4, prior to the Zoning Inspector issuing a permit for said sign. All signs in the CGPOD must comply with the following regulations:

(a) **Prohibited Signs:**

The following permanent signs shall be prohibited: portable displays or mobile signs, flags, banners, pennants, gas or air-filled devices, revolving or rotating signs, exposed neon signs, exposed LED signs, signs with flashing messages or bare bulbs, signs on backlit awnings, video signs, signs with moving text or pictures, and bench signs, monopole signs, roof signs, and rotating signs. Off premise signs shall also be prohibited.

(b) **General Sign Requirements:** All signs shall comply with the following requirements:

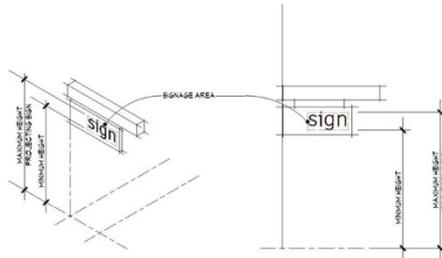
- i. Signs shall be designed utilizing natural materials such as stone, wood, or brick for eighty percent (80%) of the sign. Sign colors and fonts should also align with the character of the area and match the colors of the primary building, utilizing leaf greens, browns, tans, greys, whites, sky blue, and brick red..
- ii. Signs shall not be painted directly on the surface of the building, wall or fence.
- iii. Signs shall have a maximum of two (2) sign faces per sign.
- iv. Sign placement shall not create a vehicular sight distance limitation or other visual barrier and it shall not otherwise create a safety hazard that will adversely affect the public health, safety or general welfare. The use of clear sight triangles at roadway and driveway intersections is required to ensure that

motorists have the greatest sight distance available to them before entering or exiting a roadway.

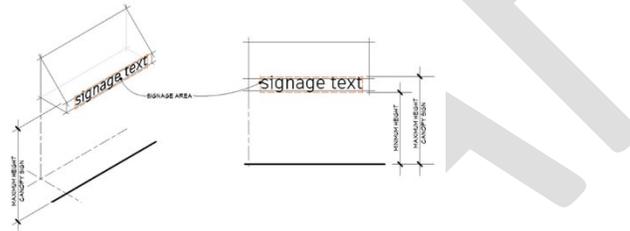
- v. Each building and unit, if applicable, shall have an address number that is clearly visible from the public right-of-way. Such Signs shall not require a development plan or permit.

(c) **Types of Signs.** : The following types of signs are permitted within the CGPOD.

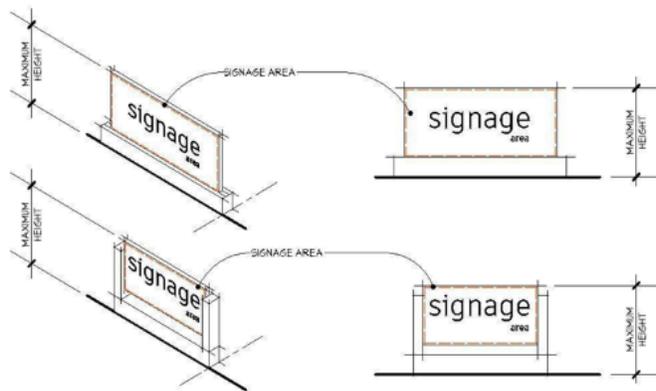
i. Projecting Signs



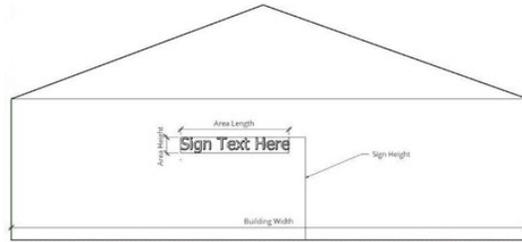
ii. Canopy Signs



iii. Ground Signs



iv. Wall Signs



v. Window Signs

(d) **Number and Size of Signs.** The number and size of signs shall be as approved by the Township Trustees as part of a Development Plan.

15. **Building Design Standards** - The intent of the Building Design Standards is to create a cohesive, aesthetically pleasing environment that promotes the use of natural materials to maintain a sense of harmony among surrounding properties. These standards will ensure that the area's architecture reflects a balance between individuality and consistency. The following design requirements aim to achieve this vision:

- (a) **Design Elements:** For all new buildings, blank walls shall not be permitted. Where expanses of solid walls are necessary, they may not exceed twenty (20) feet in length. There shall be a minimum of three (3) design elements for every one hundred (100) feet of elevation facing a public right-of-way. There shall be a minimum of two (2) design elements for every one hundred (100) feet of elevation not fronting on a public right-of-way. Approved design elements:
- i. Columns designed with brick or stone to complement the building facade. The Zoning Commission shall recommend the width, subject to approval by the Township Trustees as part of the Development Plan.
 - ii. A door at least twenty-eight (28) square feet in area with a portico or covered entry that integrates contemporary urban design.
 - iii. A window of at least six (6) square feet in area. Multiple windows smaller than ten (10) square feet shall count as one (1) element.
 - iv. A masonry water table feature that enhances durability and visual appeal.
 - v. Trellis systems containing plants or other vertical greenery to soften the facade.
 - vi. Patios or decks designed to blend seamlessly with the building's aesthetic while adhering to setback requirements.
 - vii. Awnings with modern design elements that complement the streetscape and enhance the pedestrian experience.

- viii. Permanent architectural features such as street furniture, landscaped garden areas, and urban art installations that are integrated into the streetscape design. These must align with the overall design theme and be approved by the Zoning Commission.
- ix. Balconies and chimneys shall be prohibited from facing a public right of way to maintain a cohesive streetscape.

(b) Building Materials

- i. All exterior walls shall be comprised of natural materials or of synthetic materials that the Township has deemed to mimic the look of natural materials. This permitted list of materials includes only the following: brick, stone, native or cultured stone, wood, or fiber cement. Foundations must be clad with the same natural material utilized on building to blend with the overall architecture of the structure. Exposed cement block or split face block foundations shall be prohibited.
- ii. As technology evolves, newer synthetic materials, that did not exist at the time of the adoption of this Article, may be created and may mimic the look of the natural materials required within this Section. The Board of Trustees may approve the use of a newer material under the following conditions:
 - 1. The manufacturing of said material did not exist at the time of adoption of this Article (insert date here); and
 - 2. The Board of Trustees determines that said material provides a substantially similar appearance to the natural materials required by this section.
 - 3. The Board of Trustees determines that the synthetic material has been demonstrated to have equivalent or superior performance and durability compared to its natural material counterpart.
- iii. Vinyl, copper, and aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters, and shutters and made to appear as a natural material as determined by the approved Development Plan.

(c) Building Colors

- i. Building colors shall blend with the surrounding properties and be consistent with the neighborhood's visual character. Earth tones, such as browns, tans, and grays, are preferred to match the use of natural materials.
- ii. White and brick red may be utilized, but starkly contrasting colors (e.g., black) are discouraged, particularly in areas adjacent to brick or other traditional materials. Accent colors, such as leaf greens and sky blues, may be used sparingly but shall not dominate the overall color scheme.

(d) Façade Articulation

- i. The vertical plane of the façade of a mixed-use building shall be broken up with a high level of articulation. The applicant shall comply with all the following regulations to meet the intent of this requirement:
 - 1. The use of different architectural elements on the ground floor than upper floors shall be required. These elements shall include a change in building material or trim accent, cornice lines, variations in window sizes and/or treatments, and awnings.

2. A minimum of fifty percent (50%) of the first (ground) floor façade shall consist of pedestrian entrances or windows. Windows shall be clear glass. Opaque or reflective glass is prohibited.
3. Articulation of the roof ridge, eave, and/or parapet lines shall be provided to avoid long, unbroken, and/or horizontal roof lines.

(e) **Building Projections/Recesses**

- i. A mixed-use building shall comply with one of the following projection/recess requirements:
 1. **Vertical Projections/Recesses:** At intervals of no more than fifty (50) feet of building length, there shall be a projection or recess of at least two (2) feet, extending from the base to the eave of the building. A change in building material or color may be utilized to comply with this requirement if the Township Trustees determine such change in material or color achieves the same effect as a vertical projection or recess.
 2. **Horizontal Projections/Recesses:** The upper stories shall be projected or recessed from the first (ground) floor by at least two (2) feet for a minimum of fifty percent (50%) of the front plane.

(f) **Roofing**

- i. Roof designs shall incorporate architectural treatments—such as parapets, gables, or sloped roof elements—with a minimum 6:12 pitch to create the visual impression of a pitched roof when viewed from the adjacent street or public right-of-way, regardless of the underlying roof structure. All rooftop mechanical equipment must be fully screened from view from the public right-of-way and adjacent buildings, using materials and design elements that are architecturally integrated with the overall building design.
- ii. Consistent roof materials shall be required throughout the subareas. Permitted materials include:
 1. Architectural shingles;
 2. Standing seam metal; and
 3. Slate or simulated slate.
- iii. The color of the roof shall blend and be complimentary to the building color. Earth tones, such as browns, tans, and grays, are preferred to match the use of natural materials. The use of white roofs on commercial buildings is also permitted.
- iv. Green roofs as defined in Section 3N9 may be permitted when included in a development plan approved by the Township Trustees.
- v. Roofs may incorporate a variety of types, such as gable and dormer designs. Other roof types may be approved where appropriate as determined by the Township Trustees with Development Plan approval.
- vi. For Mixed Use Buildings, the building height shall be varied or appear to be varied using different roof pitches or parapets. Uniform roof heights across multiple buildings or within a single large structure are prohibited unless approved by the Township Trustees.

16. **Mailboxes** - When cluster mailbox units are required by the U.S.P.S., said units shall be located outside the public right-of-way and appropriately distributed throughout the development. An appropriate amount of off-street parking spaces shall be provided to ensure proper traffic circulation throughout the development. Final unit and parking locations and number of off-street parking spaces shall be determined and controlled by the Development Plan approved by the Township Trustees. All cluster mailbox units and associated off-street parking areas shall be privately maintained.
17. **Utilities** - All utilities in the CGPOD shall be buried underground.
18. **Divergences** - The Township Trustees, as a part of the Development Plan approval process outlined in Section 3N4, may grant divergences from any standard or requirement in this Article except for permitted uses, the density of dwelling units per acre, and the percentage of required open space. An applicant requesting a divergence shall specifically and separately list each requested divergence and the justification therefore on the Development Plan with a request that the proposed divergence be approved “per plan”. No divergence shall be granted for the reduction of required open space, density, or uses other than those permitted in this Article.
19. **Compliance with Existing Development Standards** - All other development standards applicable to site development shall be required to be followed including, but not limited to:
- (a) [Fairfield County Flood Damage Prevention Regulations.](#)
 - (b) [Fairfield County Subdivision Regulations.](#)
 - (c) [Fairfield County Roadway Design Manual.](#)
 - (d) [Fairfield County Stormwater Design Manual.](#)
 - (e) [Violet Township Access Management Regulations](#)

3N9- DEFINITIONS

AUTOMOBILE ORIENTED USES - A use where a patron places an order on site and waits for a product to be prepared without the need to exit his/her vehicle. It also includes services rendered directly on, to, or for vehicles. Such uses include, but are not limited to, drive through or drive-in restaurants with ordering areas, drive-in movie theaters, car washes (all types), gas stations (including convenience market), facilities specializing in oil changes, car repair, other similar auto service facilities, and stand-alone parking lots. The sale of vehicles (new and used) in addition to any facility that provides a fixed parcel pickup location is not included within this definition. This definition does not include Pick Up or Banking Windows.

BANK - A financial institution licensed to receive deposits and make loans. Such use may also include financial services including, but not limited to, wealth management, currency exchange, and safe deposit boxes.

BEVERAGE SALES, ALCOHOLIC - A facility that is primarily devoted to the serving of alcoholic beverages. Food can be served but is incidental to the sale of beverages.

BEVERAGE SALES, MICROBREWERY - A limited production brewery, typically producing specialty beers and selling them on-site or for local distribution.

BEVERAGE SALES, MICROWINERY- A limited production winery, typically producing, bottling, and selling wines on-site or for local distribution and typically purchases its grape and/or other alcoholic fruit products from an outside supplier or an off-site vineyard. A Microwinery may operate a tasting room or may offer a limited or full food menu.

BUSINESS, RETAIL - A use primarily engaged in the selling of merchandise including, but not limited to, clothes, food, furniture, guns, household goods, gifts, specialty items, and other similar goods, and the rendering of services that is incidental to the sale of the goods.

BUSINESS, RETAIL, MEDIUM -- A Retail business that is up to 20,000 feet in area.

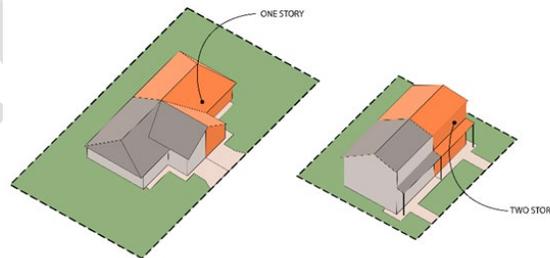
BUSINESS, RETAIL, SMALL - A Retail business that is less than 5,000+ square feet in area and typically services nearby neighborhoods.

COMMERCIAL RECREATION – A facility that is full enclosed by four (4) solid walls and a roof for the provision of athletic and amusement facilities involving the active participation of the user – public in a sports related activity and includes but is not limited to racquet courts, billiards, bowling alleys, ax throwing, miniature golf courses and arcades.

DAY-CARE CENTERS - Any place in which child day care or publicly funded child day care is provided for thirteen (13) or more children at one time or any place that is not the permanent residence of the licensee or administrator. In counting children for purposes of this Code, any children under six (6) years of age who are related to a licensee, administrator, or employee and who are on the premises of the center shall be counted.

DWELLING UNIT - Any room or group of rooms located within a structure and forming a single habitable unit with facilities which are used, or are intended to be used, for living, sleeping, cooking, and eating, which is designed or used for residential purposes. This definition does not include a cabin, hotel, or motel.

DWELLING, DUPLEX - A building designed for two dwelling units where each dwelling shares one common wall and the remaining sides of the building are surrounded by open areas or street lines.



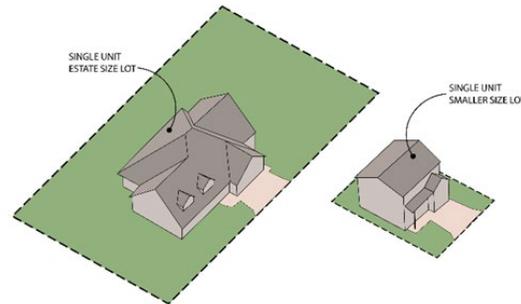
DWELLING, MULTI-FAMILY - A building designed or used primarily as a residence with five (5) or more dwellings units. Entrances to these buildings may be interior or exterior.

DWELLING, TOWNHOUSE/ROW - A building containing three (3) or more dwelling units arranged side by side, each sharing common walls with adjacent units, with each unit having a separate entrance and direct access to the ground.

DWELLING, QUAD/PINWHEEL - A residential building consisting of four (4) attached dwelling units arranged around a central shared point, such as a courtyard or common area, with each unit having its own private entrance.

DWELLING, SINGLE - A building designed exclusively for one detached Dwelling Unit that is situated on a parcel with no other principal structures and having a Front, Side, and Rear Yard.

DWELLING, PATIO HOME - A detached, single-family home on a small lot, featuring minimal yard space and an outdoor living area like a patio or courtyard.



FLEX-OFFICE LABORATORIES - A space for a combination of office and laboratory uses that has built out capabilities to meet individual needs.

FOOD TRUCK - A vehicle from which food for human consumption is sold and dispensed. Said food can be prepackaged or prepared within the vehicle. Such a vehicle may be self-propelled or towed by another vehicle and must be licensed in the state of Ohio.

GREEN ROOF – A roofing system that incorporates vegetation, soil and a drainage layer to support plant growth on a building’s roof. This includes extensive, semi-intensive, and intensive green roof systems that has a growing depth of up to six (6) inches and supports shallow rooted plants such as sedums, mosses, grasses and drought tolerant species.

HOME OCCUPATION - An accessory use which is an activity, profession, occupation, service, craft, or revenue, enhancing hobby conducted by a person on the same premises as his principal place of residence which is clearly subordinate and incidental to the use of the premises for residential purposes. Home occupations may include, but are not limited to, home offices for insurance agents, financial planners, real estate agents, consultants, lawyers, architects, engineers, accountants, or other similar professional services, sewing, tailoring, teaching of music, dance lessons, or tutoring, or other similar uses that do not change the character of the residential neighborhood. Family Day Care Homes, Types A and B shall not be considered as home occupations and shall be treated as permitted and conditional use as listed in the applicable zoning district.

HOTEL - An establishment consisting of a group of attached or detached living or sleeping units with bathroom and closet space, located on a single lot, and designed for use by transient automobile travelers. A hotel furnishes customary services such as housekeeper service and laundering of linens, telephone, secretarial or desk service and the use of furniture. Ingress and egress to and from all rooms is made through an inside lobby.

HOTEL, BOUTIQUE - A small hotel with less than fifty (50) rooms that is located in a pedestrian oriented business area. These hotels typically have a strong artisan sense and focus on the design of the building and rooms.

INSTITUTIONAL USES - Those uses organized, established, used, or intended to be used for the promotion of public, civic, educational, charitable, cultural, or social or philanthropic activity and include, but are not limited to, art galleries, art studios, libraries, etc.

LIVEABLE FLOOR AREA (ABOVE GRADE) – The floor area in a building that is habitable and located above the ground level (finished grade). It includes all floors that are above the ground, which are used for living purposes, such as bedrooms, living rooms, kitchens, and bathrooms, and excludes areas below ground, such as basements or subterranean levels.

MAKER SPACE, SMALL - A facility that does not exceed 5,000 square feet that is utilized for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, glass, woodworking, or other related items. No odor, fumes, or excess noise may be produced at the facility.

MIXED USE BUILDING - A building that contains retail, office, or entertainment uses on the ground floor and residential units on the upper floors.

NURSERY SCHOOL - A facility providing early childhood education and care for children typically between the ages of two (2) and five (5), focused on social, emotional, and cognitive development through structured activities, play, and learning programs.

OFFICE, ADMINISTRATIVE, BUSINESS, MEDICAL OR PROFESSIONAL, LARGE - A building that is 5,000 gross square feet or larger in area and includes a set of rooms or tenant spaces used for commercial, professional, medical, or bureaucratic work.

OFFICE, ADMINISTRATIVE, BUSINESS, MEDICAL OR PROFESSIONAL, SMALL - A building that is less than 5,000 gross square feet in area and includes a set of rooms or tenant spaces used for commercial, professional, medical, or bureaucratic work.

OUTDOOR PATIO (RESTAURANT) – An exterior area adjacent to or associated with a restaurant or food service establishment, designated for the consumption of food and beverages by customers. This space may be located at-grade, on a deck, balcony, or rooftop, and may include tables, chairs, umbrellas, fencing, lighting, planters, and other furnishings. The patio may be covered or uncovered, and may be partially enclosed, provided it remains open to the outdoors on at least one side.

PARK, COMMUNITY OR REGIONAL - A park that is twenty (20) acres or larger and designed to service a larger region beyond a specific neighborhood and may include playground apparatus and other space for active recreational purposes, amphitheater, or other similar uses, along with some areas for passive use.

PARK, NEIGHBORHOOD - A park that is up to twenty (20) acres in size, serving an area one to two miles in diameter and serving a population of less than 5,000 persons. Neighborhood parks are typically designed to service a specific neighborhood area and may include playground apparatus, amphitheater, and other space for active recreational purposes, along with some areas for passive use.

PERSONAL SERVICES - Uses that primarily provide services to a person or provide for the care and maintenance of personal goods. Such Uses include, but are not limited to, beauty shops, barber shops, salons, shoe repair shops, tailoring services, or garment repair services. This includes laundry or dry cleaning drop off/pick up services, but the process of dry cleaning is not included in this definition.

PET GROOMING SERVICES - Establishments that provide bathing, trimming, styling, nail care, and other hygienic or cosmetic care services for domesticated animals, typically household pets, excluding veterinary services.

PLACES OF ASSEMBLY, LARGE - Any facility or business where 300 or more individuals gather to participate or observe programs or services or assemble for social purposes. This includes public halls, theatres, worship facilities, and other similar meeting facilities.

PLACES OF ASSEMBLY, SMALL - Any facility or business where less than 300 individuals gather to participate or observe programs or services or assemble for social purposes. This includes public halls, theatres, worship facilities, and other similar meeting facilities.

RESTAURANT - An establishment which offers food and/or drinks to the public, guests, or employees. The food may be prepared and consumed either on or off site.

SCHOOL, HIGH SCHOOL - A public or private institution providing secondary education prior to students starting college or obtaining a job. It typically includes grades nine through twelve (9-12).

SCHOOL, POST-SECONDARY - A public or private institution providing educational or training services to individuals who have completed high school.

SCHOOL, PRIMARY, INTERMEDIATE, OR MIDDLE - A public or private institution providing educational services to children in kindergarten through the eighth grade.

SCHOOL, TECHNICAL - A secondary or post-secondary school that provides designed training to students for a specific job or skilled trade.

SOLAR ENERGY SYSTEM, ROOF MOUNTED - An SES mounted to the roof of a building or structure. Roof-mount systems are accessory to the primary use of a property.

WINERY - A facility engaged in the production, fermentation, bottling, and distribution of wine, which may include accessory uses such as wine tasting, retail sales, and on-site events related to the winery's operations.