

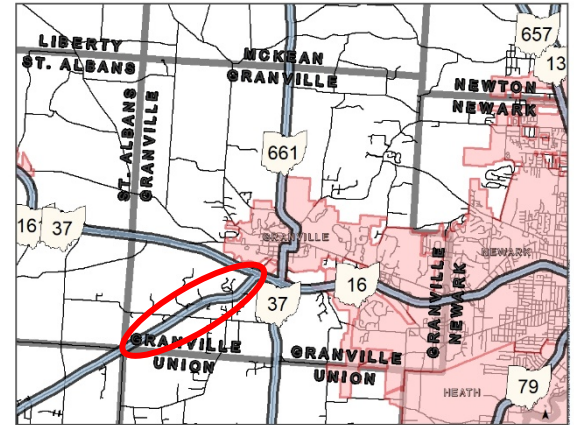


STAFF REPORT

Zoning Text & Map Amendment

Application #: Z-24-2
 Meeting Date: February 22, 2024
 Prepared By: Brad Mercer, Planning Manager

Granville Township Zoning Commission	Granville
APPLICANT/PROPERTY OWNER	TOWNSHIP
Zoning Text Amendment and Zoning Map Amendment	
DESCRIPTION	
Granville Township Zoning Resolution / Article 6, Section 610 Involvement of the Licking County Planning Commission; Article 8 Establishment and Purposes of Districts; Article 9 Official Schedule of District Regulations; Article 13 Community and Economic Development Overlay District (CED)	
REGULATION / ARTICLE	



The Granville Township Zoning Commission has been working with Crossroads Community Planning to develop a zoning tool for Granville Township to address desired commercial development along the St. Rt. 16 corridor extending from the south side of the intersection of St. Rt. 16 and St. Rt. 37 towards the Village of Granville, southwest to the township line. Article 13 Community and Economic Development Overlay District (CED) is being proposed, which is a planned unit development district based on Section 519.021(C) of the Ohio Revised Code. The proposed text amendment is to establish Article 13 Community and Economic Development Overlay District (CED) in the Granville Township Zoning Resolution text and on the Zoning Map. The Granville Township Zoning Commission is requesting a non-binding recommendation in accordance with Section 519.012 Zoning Amendments of the Ohio Revised Code and Section 610 Involvement of the Licking County Planning Commission of the Granville Township Zoning Resolution.

COMPREHENSIVE PLAN	AMENDED SECTIONS – PROPOSED	AMENDED SECTIONS - RECOMMENDED
<ul style="list-style-type: none"> Granville Township Version – Comprehensive Plan Update – Village of Granville Dated August 22, 2012. 	<ul style="list-style-type: none"> Article 13 Community and Economic Development District (CED) – Proposed to be added in its entirety. 	<ul style="list-style-type: none"> Article 8: Establishment and Purposes of Districts; Article 9: Official Schedule of District Regulations

Staff Recommendation: NON-BINDING RECOMMENDATION OF CONDITIONAL APPROVAL

Staff Recommendation and Basis: To provide the Granville Township Zoning Commission with a non-binding recommendation of **APPROVAL WITH CONDITIONS** for the proposed text amendment to the Granville Township Zoning Resolution (LCPC Application # Z-24-2). The conditions are as follows:

- The township considers the LCPC staff comments and recommendations made throughout this report and the addendum thereto, including under the heading “Specific Recommendations”.

The basis for this recommendation is that the proposed zoning text amendment after including the recommendations will be in conformance with the township Comprehensive Plan, the Ohio Revised Code, and good planning practices.

PROPOSED ZONING AMENDMENT

- The proposed text amendment is to add the Community and Economic Development Overlay District (CED) to the Granville Township Zoning Resolution.
- The Purpose of the Community and Economic Development Overlay District (CED) is as follows:
 - “The Community and Economic Development Overlay District (CED) is created pursuant to Section 519.021(C) of the Ohio Revised Code. The purpose of the Community and Economic Development Overlay District is to allow for development that improves the general public welfare, encourages efficient use of land and resources, and encourages innovation in the building of developments.
 - The CED enables an extensive review of design characteristics to ensure that projects are properly integrated into the surroundings and are compatible with adjacent development;
 - Encourages unified development projects that

exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet are imaginative in architectural design and are consistent with applicable public plans for the area;

- Assures compatibility between proposed land uses through appropriate development controls;
- Preserves unique or sensitive natural resources by integrating open space within developments;
- Preserves the streetscape along the roadways, maintaining the character and promoting safe pedestrian movement;
- Enhances the welfare and economy of Granville Township by making available a variety of employment opportunities and providers of goods and services for the Township residents and;
- Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.”

Source: The draft zoning text amendment for



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Article 13 Community and Economic Development Overlay District.

- The Community and Economic Development Overlay District (CED) has sub-areas as identified in the zoning text and on the zoning map, that will allow for varying uses including commercial, professional office, research and development, accommodation, and agritourism.

○ There are five sub-areas proposed as follows:

- Subarea A1
“The A1 subarea serves as a gateway into downtown Granville, comprised almost entirely of small businesses. This overlay aims to capitalize on this small downtown feel to create more opportunities for quality business development, area revitalization, walkability, and to enhance the distinct character of Granville Township. Buildings in this subarea are set closer to the street in order to define the public realm and allow for visible activity along the streetscape.”
- Subarea A2
“The A2 subarea primarily consists of small businesses. This overlay aims to create a corridor within Granville Township that allows for community and regional serving commercial uses that blend with the existing community character while also allowing for additional development. The form of these developments supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and vehicular access.”
- Subarea A3
“Subarea A3 aims to guide automobile-oriented uses to strategic areas of Granville Township that will be able to effectively serve residents of the Granville area as well as travelers along State Route 37 and 161.”
- Subarea B
“Subarea B aims to promote intentional economic development for Granville Township and is envisioned as an important technology and research business center that will encourage the development of high-quality campus-style industrial, office, and commercial uses. The design standards are meant to foster orderly growth and

development and ensure that buildings in Subarea B with adhere to high-quality, uniform standards while addressing the unique needs of specialized industries while blending with the character of Granville Township.”

- Subarea C
“Subarea C aims to expand permitted land uses while implementing additional development standards to promote economic development and diversity of uses at the Racoon Valley Golf Course. The standards implemented for this Subarea will ensure high-quality finishes for the uses in this area and will blend with the character of Granville Township”

- The draft text is herein attached as an addendum to this report for full details of the proposal.
- The proposed Zoning Map Amendment is to establish the overlay district and subareas on the zoning map as depicted on the “Granville Township Overlay Districts – All Subareas A-C” map included in the draft text. See page 9 of the Community and Economic Development Overlay District (CED) draft text.

PLANNING CONSIDERATIONS

Proposed Text Review and Recommendations:

- A copy of the proposed text amendment is herein attached as an addendum to this staff report.
 - Specific comments regarding the draft text as written are listed in the addendum.
- The LCPC staff does not have any major concerns with the proposed zoning map amendment. The proposed subareas provide a transition from the Village area to the rural area with denser and village-oriented development towards the St. Rt. 16 and St. Rt. 37 interchange, to less density and more vehicular-oriented development towards the southwest township line.
- General Considerations
 - Article 8 Establishment and Purpose of Districts of the Granville Township Zoning Resolution as the title suggests, establishes the districts. The Community and Economic Development Overlay District (CED) needs to be listed in this section.
 - The purpose statement for the Community and Economic Development Overlay District (CED) should utilize the same purpose statement as



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listed in the proposed Section 13.01 of the proposed text.

- o Article 9 Official Schedule of District Regulations is the section of the code wherein the district regulations are located.
 - Article 13 should be included in this section. Article 13 would become Section 913 when added to this section of the zoning resolution.
- o Throughout the draft text including Section 13.09(N)(4),(6), & (7), Section 13.09(O)(3), and other areas of the draft text specifies the exterior building materials. Items such as wood, brick, cultured stone, etc., are specified. Section 519.02 of the Ohio Revised Code states the following:

“Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board by resolution, in accordance with a comprehensive plan, may regulate the location of, set back lines for, and the uses of buildings and other structures, including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township, and may establish reasonable landscaping standards and architectural standards excluding exterior building materials in the unincorporated territory of the township.”

- Referencing the underlined and bold text in the above excerpt from the Ohio Revised Code, the code does not provide authority to regulate exterior building materials. This has been discussed with the Licking County Prosecutor’s Office and other townships in the past. The township would have the ability to state that the exterior building materials would need to have the appearance of wood, brick, cultured stone, etc.
- The draft text needs to be altered to reflect this section of the Ohio Revised Code. The township should also work with the Licking County Prosecutor’s Office to ensure proper wording that would comply with the legal authorities given by the Ohio Revised Code.
- It is also noted that municipalities have different legal authorities than townships regarding zoning. Therefore, some communities such as the Village of Granville may be able to have such

standards in their codes.

- o In Sections 13.10(C),(D), and possibly elsewhere there are requirements for professionals, including architects, professional engineers, and professional surveyors to either sign or seal plans. All plans required to be prepared by a professional should be signed, dated, and sealed by the professional preparing the plans. Therefore, it is recommended that throughout the text it is stated that plans and reports prepared by a professional need to be “signed, dated, and sealed” by the professional preparing the plan.

Compatibility with the Ohio Revised Code:

- For any zoning text amendment, it is strongly recommended that the township obtain a review and comments from the Licking County Prosecutor’s Office before adopting the zoning text amendment. The purpose is to ensure the text complies with the Ohio Revised Code. and other State and Federal laws as applicable.

Comprehensive Plan & Future Land Use Map:

- The current effective Granville Township comprehensive plan titled “Granville Township Version – Comprehensive Plan Update – Village of Granville” was a joint plan between Granville Township and the Village of Granville.
 - o The current effective Granville Township comprehensive plan is dated August 22, 2012.
 - o The current effective Granville Township comprehensive plan identifies the following land uses along the corridor starting from the interchange of St. Rt. 16 and St. Rt. 37 and heading southwest to the township line:
 - Conservation Design Areas
 - Township Open Space Neighborhood
 - Rural Residential
 - Neighborhood Commercial
 - Urban Residential
 - Rural Residential/Conservation Design Area Overlay
 - Research and Technology
- Granville Township is currently in the process of updating the comprehensive plan. However, due to some legal challenges, the adoption of the plan is on hold.



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- A draft of this plan is currently on the Granville Township website using the following link:
 - <https://www.granvilletownship.org/draft-comprehensive-plan> .
- The draft comprehensive plan does not look at land use the same way as the effective comprehensive plan when it comes to future land use.
 - The current effective comprehensive land use plan looks at uses and the location of the uses. The proposed future land use plan looks at density and design.
- The draft plan identifies the following densities and overlays along the St. Rt. 16 corridor starting from the interchange of St. Rt. 16 and St. Rt. 37 and heading southwest to the township line:
 - Conservation Overlay
 - Employment Corridor Overlay
 - Low Density
 - Medium Density
 - Therefore, there is not an apples-to-apples comparison to utilize an idiom.
- These densities are described in the draft plan as follows:
 - Conservation Overlay

“This overlay serves to restrict the use of the underlying land to parks, open space, or conservation easement uses, regardless of density/intensity. In this instance, density/intensity serves to act as a guide regarding the type of recreation or open space uses that can develop on the property. Some of the lands subject to the overlay are parcels held in conservation easements, meaning they are a perpetually open areas or parkland. Other lands covered by the conservation overlay are currently parks and/or recreation areas, and are intended to remain as such. Finally, some lands are subject to the overlay because of the benefit to the community in keeping that land open or using it for recreational purposes.”
 - Employment Corridor Overlay

“The region south of SR-37, along SR-16, is a prime location for large-scale commercial and industrial development in the Granville Area. Most of this area is part of the Township, and as such lacks access to culinary water and sanitary sewer, which are provided by the Village. To

maximize the potential of the area, a Joint Economic Development District (JEDD) is encouraged to manifest along SR-16, from SR-37 south to the Granville Township/Harrison Township boundary. Properties within the JEDD would remain outside of the Village, but would receive access to Village utilities in exchange for being subject to the Village income tax. Income tax revenue is split between the Township and the Village. Because of its development potential, and the potential of a JEDD, this area is poised for larger-scale development of non-residential nature. The employment corridor overlay restricts development to non-residential projects. Further, while allowing commercial and industrial development, the overlay restricts the types of heavy industry that are allowed – those uses with high nuisance potential would not be permitted. Exact guidelines would be developed by the JEDD partners.”

- Low Density/Intensity (LDI)

“Low Density/Intensity (LDI) areas are generally residential in nature, with trails and greenway corridors acting as connectors for neighborhoods and subdivisions, augmenting connectivity through walkability and enhancing Granville’s status as a bicycle-friendly place. LDI development should be limited to collector and local roads, avoiding arterial roadways, as those higher speeds and wider rights-of-way detract from the character of LDI development. Road networks may be curvilinear, but should focus on connectivity through grid-like design. Roads should include amenities like curbs and attached sidewalks, as well as parking and bike lanes. Roads should be as narrow as possible, to facilitate low speeds and also to reduce the required right-of-way. Ample street trees and landscaping will not only provide beautification, but also act as green infrastructure to accept stormwater runoff, as well as help reduce the urban heat island effect.”
- Medium Density/Intensity Medium Density/Intensity (MDI)

Medium Density/Intensity Medium Density/Intensity (MDI) areas should include the same residential to non-residential mix as HDI, but at a scale more appropriate to MDI development. Commercial development should be neighborhood scale, with existing Downtown Granville serving as a prime example of commercial MDI development. As with



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residential development, commercial development should be oriented to the pedestrian, rather than the vehicle. Outdoor spaces such as patios and terraces are encouraged along pedestrian and vehicular rights-of-way, to increase interaction between the public, the built environment, and the businesses.”

- This is a draft plan, that is currently on hold due to legal challenges. Whether or not this plan or a modified version thereof is adopted is unknown at this time.
- Generally speaking, the two plans for the overall St. Rt. 16 corridor appear to support the proposed text amendment. There are specific areas that do not appear to meet one plan or the other, but from the perspective of the overall corridor, the plans generally support the corridor concept.

Specific Recommendations

1. Submit the draft text and obtain a legal review and comments from the Licking County Prosecutor’s Office.
2. Article 8 Establishment and Purpose of Districts of the Granville Township Zoning Resolution as the title suggests, establishes the districts. The Community and Economic Development Overlay District (CED) needs to be listed in this section.
 - a. The purpose statement for the Community and Economic Development Overlay District (CED) should utilize the same purpose statement as listed in the proposed Section 13.01 of the proposed text.
3. Article 9 Official Schedule of District Regulations is the section of the code wherein the district regulations are located.
 - a. Article 13 should be included in this section. Article 13 would become Section 913 when added to this section of the zoning resolution.
 - b. Throughout the draft text including Section 13.09(N)(4),(6), & (7), Section 13.09(O)(3), and other areas of the draft text specifies the exterior building materials. Items such as wood, brick, cultured stone, etc., are specified. Section 519.02 of the Ohio Revised

Code states the following:
“*Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board by resolution, in accordance with a comprehensive plan, may regulate the location of, set back lines for, and the uses of buildings and other structures, including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township, and may establish reasonable landscaping standards and architectural standards excluding exterior building materials in the unincorporated territory of the township.”*

- i. Referencing the underlined and bold text in the above excerpt from the Ohio Revised Code, the code does not provide authority to regulate exterior building materials. This has been discussed with the Licking County Prosecutor’s Office and other townships in the past. The township would have the ability to state that the exterior building materials would need to have the appearance of wood, brick, cultured stone, etc.
- ii. The draft text needs to be altered to reflect this section of the Ohio Revised Code. The township should also work with the Licking County Prosecutor’s Office to ensure proper wording that would comply with the legal authorities given by the Ohio Revised Code.
- iii. It is also noted that municipalities have different legal authorities than townships regarding zoning. Therefore, some communities such as the Village of Granville may be able to have such standards in their codes.

In Sections 13.10(C),(D), and possible elsewhere there are requirements for professionals, including architects, professional engineer’s, and



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professional surveyors to either sign or seal plans. All plans required to be prepared by a professional should be signed, dated, and sealed by the professional preparing the plans.

Therefore, it is recommended that throughout the text it is stated that plans and reports prepared by a professional need to be "signed, dated, and sealed" by the professional preparing the plan.

4. Consider the "LCPC Staff Review Comments" in the LCPC Staff Report Z-23-2 Addendum.

Licking County Planning Commission

Staff Report - Z-24-2

Addendum

The Licking County Planning Commission staff have provided written comments throughout the draft text. The LCPC staff comments are in bold italic.

Granville Township Zoning Commission Draft Text Amendment

Article 13 Community and Economic Development Overlay District (CED)

Section 13.01 Purpose

The Community and Economic Development Overlay District (CED) is created pursuant to Section 519.021(C) of the Ohio Revised Code. The purpose of the Community and Economic Development Overlay District is to allow for development that improves the general public welfare, encourages efficient use of land and resources, and encourages innovation in the building of developments.

- The CED enables an extensive review of design characteristics to ensure that projects are properly integrated into the surroundings and are compatible with adjacent development;
- Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet are imaginative in architectural design and are consistent with applicable public plans for the area;
- Assures compatibility between proposed land uses through appropriate development controls;
- Preserves unique or sensitive natural resources by integrating open space within developments;
- Preserves the streetscape along the roadways, maintaining the character and promoting safe pedestrian movement;
- Enhances the welfare and economy of Granville Township by making available a variety of employment opportunities and providers of goods and services for the Township residents and;
- Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.

All image credits where applicable can be found in Appendix B of this Section.

Section 13.02 Definitions

Due to the unique nature of the CED, the following definitions have been established and apply only to Article 13 of this Resolution. If the definition of any term defined in Section 13.02

conflicts with definitions found elsewhere, including other Articles or Sections of this Zoning Resolution, the definitions of Section 13.02 herein shall prevail.

ACCESSORY STRUCTURE OR USE – A use or structure subordinate to the principal use of a building on the lot or tract and serving a purpose customarily incidental to the use of the principal building. Accessory structures are located on the same lot as the primary structure and are not designed for human occupancy as a dwelling or commercial use. Examples of accessory structures are detached private garages, storage or garden sheds, pool houses, metal storage buildings, hot tubs and other similar type buildings. This definition does not include gardens, patios, uncovered porches, and decks that are less than three and one half (3 ½) feet above the average finished Grade.

ADVANCED MANUFACTURING - A use that involves computer technology, robotics, or other innovation to improve a product or process.

AGRICULTURE TECHNOLOGY: Research and development in agriculture, horticulture, and aquaculture with the aim of improving yield, efficiency, sustainability, and profitability. Agricultural technology can be products, services or applications derived from agriculture that improve various input/output processes.

AGRITOURISM - An agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity.

AUTOMOBILE-ORIENTED USES – A use that includes services rendered directly on, to, or for vehicles or where the patron does not exit the vehicle. Such uses include but are not limited to 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) is not included in this definition. Any facility that provides a fixed parcel pickup location is not included within this definition.

DRIVE-THROUGH - A use where a patron places an order on site or in advance and waits for a product to be prepared without the need to exit his/her vehicle. Such uses include but are not limited to drive-through or drive-in restaurants with ordering areas, drive-in movie theaters. A drive-through facility does not include any vehicle repair facility, gas stations or a fixed parcel pick up window.

BED AND BREAKFAST – A residential use consisting of one dwelling unit with no more than eight (8) rooms or suites that are rented to the public for overnight or weekly accommodation for a fee. Only the breakfast meal may be prepared for the guests by the proprietor and no other meals are provided by the proprietor. The rented rooms do not contain cooking facilities and do not constitute separate dwelling units.

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.

BIO-TECHNOLOGY – A facility designed to manipulate living organisms or their components to produce useful, common commercial products such as but not limited to pest resistant crops, new bacterial strains, and novel pharmaceuticals. This type of use is typically fully enclosed by four solid walls and a roof.

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, SMALL RETAIL – A retail or wholesale business that is less than five thousand (5,000) square feet in area and typically services nearby neighborhoods.

COMMERCIAL RECREATIONAL FACILITY, LARGE – A facility that is fully enclosed by four 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. Large Commercial Recreational Facilities are greater than 5,000 square feet.

COMMERCIAL RECREATIONAL FACILITY, OUTDOOR– A facility that is not fully enclosed by four solid walls 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 fields for soccer fields, football, baseball, lacrosse or other related sports, racquet courts, billiards, bowling alleys, ax throwing, miniature golf courses and arcades. Large Outdoor Commercial Recreational Facilities are greater than 5,000 square feet. Small Outdoor Commercial Recreational Facilities are 5,000 square feet or smaller.

COMMERCIAL RECREATIONAL FACILITY, SMALL– A facility that is fully enclosed by four 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. Small Commercial Recreational Facilities are smaller than five thousand (5,000) square feet.

COTTAGE BUSINESS – A small commercial use, under five thousand (5,000) square feet that is entirely enclosed within the four (4) walls of the primary structure. The building's form may appear to resemble a residential structure. Uses falling under the cottage business designation shall be those that blend into and cohere with a residential neighborhood and shall not create

noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses on the lot and shall comply with any noise ordinance adopted by the Granville Township Board of Trustees.

CURBSIDE PICKUP – A service offered by retailers and eating and drinking establishments where a customer places their order online and drives to pick it up. Curbside pickup models have designated parking areas near the store entrance, and when the order is ready, a store associate brings the order out to the customer’s car.

DATA PROCESSING CENTER - A facility that houses computer systems and associated data and is focused on the mass storage of data.

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.

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

FLEX-OFFICE – RETAIL - A space with store fronts with small rear warehousing that has build out capabilities to meet individual needs.

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

GOLF COURSE - A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and natural or artificial hazards and may include a clubhouse and shelter.

HEALTH CARE FACILITIES – General and specialized hospitals and associated clinics, rehabilitation centers, senior and assisted living, nursing homes, or other similar facilities providing health related services and involving the overnight or long term stay of patients.

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 maid 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 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.

MAKER SPACE, LARGE – A facility that is five (5,000) square feet or larger and serves as shared co-working space for independent craftsmen to produce woodwork, furniture, pottery, glass or other related items. The facility may also have shared office space.

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

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

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, 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 five thousand (5,000) persons. Neighborhood parks are typically designed to service a specific neighborhood area and may include playground apparatus 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.

PICK-UP OR BANKING WINDOW – A window used to pick up food, a prescription or other another similar product, parcel pick up, or where banking or financial services are conducted without a patron needing to exit his/her vehicle. Food orders and prescriptions are typically placed ahead of time online via the web or mobile device, and these windows are typically not utilized for placing and waiting for orders on site.

PLACES OF ASSEMBLY, LARGE – Any facility or business where three hundred (300) or more individuals gather to participate or observe programs or services or assemble for social purposes. This includes public halls, conference centers, theatres, churches, worship facilities, and other similar meeting facilities.

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

RESEARCH AND DEVELOPMENT – A use where individuals are employed to search for knowledge and test processes that might be used to create new technologies, products, services, or systems.

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.

RESTAURANT, ACCESSORY - Food preparation and service that is related and clearly subordinate to the existing primary use on a property as a winery, brewery, club house, golf course, or similar.

RETREAT CENTER – A facility similar to a conference center but may provide overnight accommodations only for participants in the center’s activities such as cabins or other forms of lodging.

RIGHT-OF-WAY LINE – The boundary of the strip of land occupied or intended to be occupied by a road, street, or alley and associated sidewalk and is measured as the future right-of-way as determined by the most current edition of the Licking County Thoroughfare Plan.

SPA – A facility offering a variety of professionally administered services such as facials and massage to clients on a daily basis.

SWIMMING POOL, COMMERCIAL – A body of water in an artificial or natural receptacle or another container, whether located indoors or outdoors, used or intended to be used for public, semi-public, or private swimming by adults and/or children whether or not any charge or fee is imposed, operated by an owner, lessee, operator, licensee or concessionaires, exclusive of a family pool as defined herein, and shall include all structures, appurtenances, equipment, appliances, and other facilities appurtenant to and intended for the operation and maintenance of a swimming pool, and also, all swimming pools operated and maintained in conjunction with or by clubs, motels, hotels, apartments and condominiums, and community associations.

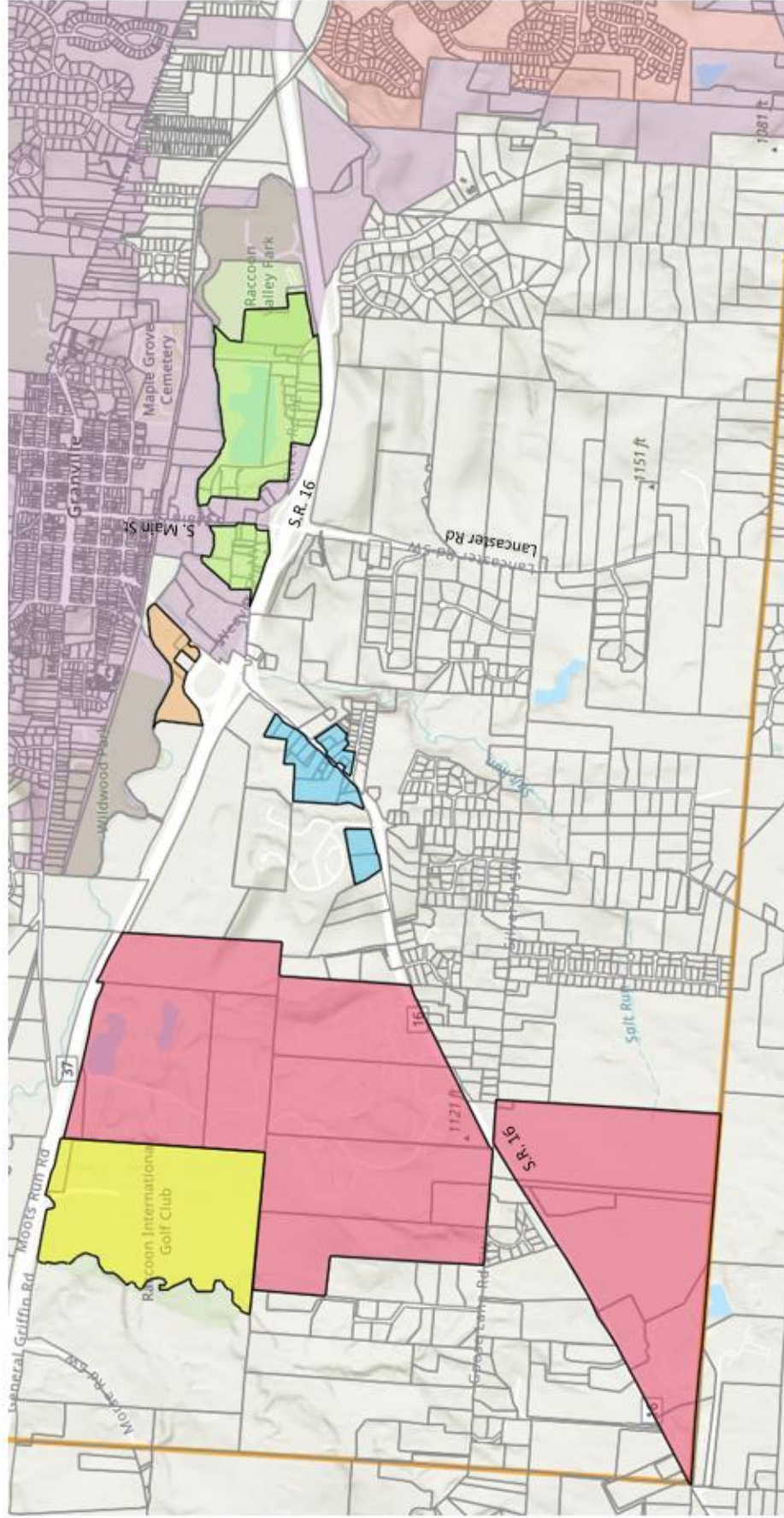
WINERY, SMALL – A limited production winery, with annual production at less than twenty thousand (20,000) cases, typically producing, bottling, and selling wines on-site or for local distribution and typically purchases its grape product from an outside supplier or an off-site vineyard. A small winery may operate a tasting room or may offer a limited or full food menu.

Section 13.02 Overlay Area

CED Overlay District includes and overlays all land bounded by the CED Overlay District boundaries in the maps within this Section as of the effective date of this amendment to the Granville Township Zoning Resolution on **x, x, xxx**. The CED Overlay Districts are divided into five subsections: A1, A2, A3, B, and C. Any differences in regulations between these subsections will be listed within Article 13. A detailed view of each Subarea can be found in Appendix A.

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Granville Township Overlay Districts All Subareas A-C



Key

- Overlay Subarea A1
- Overlay Subarea A2
- Overlay Subarea A3
- Overlay Subarea B
- Overlay Subarea C
- Village of Granville
- City of Newark
- Granville Township Borders

One Mile

N

Section 13.03 Effect of CED Overlay Designation

As of the effective date of this amendment, all land bounded by the CED Overlay District boundaries in the maps above are eligible for CED Overlay zoning.

The Granville Township Zoning Resolution currently in place shall continue to apply to all property within the CED Overlay District boundaries unless the Township Board of Trustees approves an application by an owner of property within the CED Overlay District boundaries to subject the owner's property to the regulations of the CED Overlay Districts.

Such an application shall be made in accordance with the regulations of Article 13 of the Township Zoning Resolution and shall include a Development Plan in compliance with the regulations of said Article.

Upon receiving such an application, the Township Board of Trustees shall determine whether the application and Development Plan comply with the regulations of Article 13. This determination shall not be considered to be 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.

If the Township Board of Trustees determines that the application and Development Plan do not comply with the regulations of Article 13 of this Resolution, the Township Board of Trustees shall deny the application. The applicant may file a Chapter 2506 appeal pursuant to Section 519.021(C) of the Ohio Revised Code.

If the Township Board of Trustees determines that the application and Development Plan comply with the regulations of Article 13, it shall approve the application, and cause the zoning map to be changed so that the underlying zoning no longer applies to such property, with the property being thenceforth located in the CED Overlay District and subject to the regulations hereunder. 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 to be an amendment to the Township Zoning Resolution.

Section 13.04 Transect Based and Conventional Districts

Subsections A1, A2, and A3 are categorized as transect districts, where priority is placed upon the scale and form of buildings rather than on the land use of a property. While these transect districts still regulate land use, they are better tools to address the preservation of a particular character within established neighborhoods and thus maintain enhance a sense of place. In A, A2, and A3 buildings are grouped by compatible uses, scale, and intensity of use, while still allowing the development of neighborhoods where residents and workers may walk to work, school, and daily errands.

Subsections B and C are conventional districts, with more specific regulations on what types of uses are permitted within these subareas. These areas are less dense and aim to have a more unified, larger development style that will blend into the community.

13.04.a Summary of Transect Districts

Subarea A1

The A1 subarea serves as a gateway into downtown Granville, comprised almost entirely of small businesses. This overlay aims to capitalize on this small downtown feel to create more opportunities for quality business development, area revitalization, walkability, and to enhance the distinct character of Granville Township. Buildings in this subarea are set closer to the street in order to define the public realm and allow for visible activity along the streetscape.



Subarea A2

The A2 subarea primarily consists of small businesses. This overlay aims to create a corridor within Granville Township that allows for community and regional serving commercial uses that blend with the existing community character while also allowing for additional development. The form of these developments supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and vehicular access.



Subarea A3

Subarea A3 aims to guide automobile-oriented uses to strategic areas of Granville Township that will be able to effectively serve residents of the Granville area as well as travelers along State Route 37 and 161.



13.04.b Summary of Conventional Districts

Subarea B

Subarea B aims to promote intentional economic development for Granville Township and is envisioned as an important technology and research business center that will encourage the development of high-quality campus style industrial, office, and commercial uses. The design standards are meant to foster orderly growth and development and ensure that buildings in Subarea B with adhere to high-quality, uniform standards while addressing the unique needs of specialized industries while blending with the character of Granville Township.



Subarea C

Subarea C aims to expand permitted land uses while implementing additional development standards to promote economic development and diversity of uses at the Racoon Valley Golf Course. The standards implemented for this Subarea will ensure high-quality finishes for the uses in this area and will blend with the character of Granville Township.



Section 13.05 Permitted Uses

Table 13.01 Permitted and Accessory Uses A1, A2, & A3

Use	Subarea A1	Subarea A2	Subarea A3
Accessory Structures	x	x	
Automobile Oriented Uses			x
Boutique Hotels, Bed & Breakfasts	x	x	
Business, Retail, Small/Food and Beverage	x	x	x
Cottage Business	x	x	
Drive-Through, Curbside Pick-up, and Pick-up and Banking Windows		x	x
Institutional - Art Galleries, Libraries, and other Similar Uses	x		
Maker Space, Small	x	x	
Parks	x		
Personal Services	x	x	

LCPC Staff Review Comment:

Regarding the use of “Drive-Through, Curbside Pick-up, and Pickup-and Banking Windows” this should be clarified further as there are a lot of uses that have drive-throughs and pickup windows. Some of these uses are low-volume traffic generators and others are high-volume traffic generators. Some uses have quick turnover, and others have long queues due to the time needed to complete the transaction. This could include higher volume drive-throughs such as beverage and convenience drive-throughs, fast food drive-throughs, and coffee shop drive-throughs. It could also include lower volume drive-throughs such as a feed supply drive-through, fresh prepared meals drive-through, bank drive-through. The terms drive-through and curbside pickup, and pickup windows are not defined. This may be helpful to the reviewer and zoning inspector when interpreting the regulation and making a determination. Additionally, clarifying if there are any limitations of the type of drive-through, pickup window, etc.

With the variety of uses that may utilize drive-through, pickup window, or curbside pickup this could become a controversial and contentious topic depending on what is proposed.

Table 13.02 Permitted and Accessory Uses B & C

Use	Subarea B	Subarea C
Accessory Structures	X	X
Advanced Manufacturing	X	
Agriculture Technology	X	
Agritourism		X*
Bio-Technology	X	
Business, Retail Small (No Automobile Oriented Uses)	X	X*
Commercial Recreation Facilities, Large	X	X
Commercial Recreation Facilities, Outdoor	X	X
Commercial Recreation Facilities, Small	X	X
Data Processing Center	X	
Day Care Centers	X	
Flex-Office - Retail	X	
Flex-Office -Warehouse	X	
Golf Courses and Country Clubs		X
Health Care Facilities	X	
Hotel, Boutique (1 per tract)		X
Use	Subarea B	Subarea C
Maker Space, Large	X	
Maker Space, Small	X	X*
Offices, Large administration, business, medical, or professional	X	
Offices, Small administration, business, medical, or professional	X	X*
Park, Community or Regional	X	X
Park, Neighborhood	X	X
Places of Assembly, Large	X	X*
Places of Assembly, Small	X	X*
Research and Development	X	
Restaurants		X*
Retreat Center		X
Spa		X
Swimming Pool, Commercial		X

Winery, Small		x*
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* Permitted as an accessory use to the primary use of a property.

Section 13.06 Prohibited Uses

- A. Uses not authorized as Permitted Uses in this Article of the Township Zoning Resolution are prohibited.
- B. Adult Entertainment Facilities.
- C. Automobile oriented uses shall be prohibited except in Subarea A3. This does not include pick up and banking windows or curb side pick-up as defined in this Resolution.
- D. No large retail shall be permitted.
- E. No cement, asphalt, or similar plants shall be permitted.
- F. No car sales, including new and used, of any kind shall be permitted.
- G. No outdoor dog or other animal runs shall be permitted.
- H. No trash, debris, unused property, or discarded materials shall be permitted to accumulate on any lot or parcel which creates an eyesore, hazard, or nuisance to the neighborhood or general public, as determined by the Township Board of Trustees. The Township Board of Trustees shall also retain any and all statutory authority that it may be afforded regarding nuisances, including but not limited to the authorities provided in Section 505 of the Ohio Revised Code.
- I. The outdoor storage of inoperable, unlicensed or unused vehicles, including trailers detached from semi- tractors, for a period exceeding fourteen consecutive (14) days is prohibited, except for necessary construction equipment that is in working order.
- J. No recreation trailer of any type; no boats, no motor homes and no equipment of any type shall be parked in front of the established front building line on any lot within this district. If a structure is located on said lot, the building line shall be considered to be the front wall of the structure, even if said structure is located behind the minimum setback line established by this resolution, the restrictions in the plat or deed or the Development Plan.
- K. Except as specifically permitted, no mobile home or mobile office structure shall be placed or occupied in this district.

Section 13.07 Bulk and Area Standards

	Subarea A1	Subarea A2	Subarea A3	Subarea B	Subarea C
Minimum Tract Size	0.5 acre	0.5 acre	0.5 acres	10 acre min.	25 acre min.
Minimum Lot Width	na	na	na	50 ft min.	50 ft min.
Minimum Lot Size	na	na		1 acre	1 acre
Maximum Impervious Surface Coverage	70%	70%	70%	70%	70%
Minimum Setback from State Route and Collector Road Right-of-Way Line*	40 ft	40 ft	40 ft	200 ft	40 ft

Maximum Setback from State Route and Collector Road Right-of-Way Line*	60 ft	60 ft	60 ft	NA	NA
Minimum Setback from Local Road Right-of-Way Line*	40 ft	40 ft	40 ft	100 ft	30 ft
Maximum Setback from Local Road Right-of-Way Line*	60 ft	60 ft	60 ft	NA	NA
Minimum Rear Setback****	15 ft**	15 ft**	15 ft**	1' setback per every 1' of building height.**	25 ft**
Minimum Side Setback****	15 ft**	15 ft**	15 ft**	1' setback per every 1' of building height.**	25 ft**
Maximum Building Height	35****	35****	35****	45*****	35****
Maximum Building Size	5,000 sq. ft	5,000 sq. ft	5,000 sq. ft	--	--

*When an existing building is utilized for the CED, the existing building setback shall be utilized.

** When the proposed development abuts a parcel utilized for an existing single-family structure, a perimeter buffer shall be required as outlined in Section 13.9.P and Section 13.9.L.2.

*** Building Height is measured at the highest point of the roof from the established building pad grade as shown on the approved grading plan for the development. Mechanical and HVAC units may extend above the maximum building height by five (5) feet provided such units are screened in accordance with Section 13.09.N.7.b and Section 13.9.O.7.c.

****When a property in Subareas B or C abut a property containing an existing single family structure, this side and rear setback for both buildings and parking areas shall be increased to one hundred (100) feet. This includes abutting properties within the CED that are not yet following the CED Overlay zoning and contain an existing single-family structure.

***** A 60-foot building may be approved if an additional setback of 15 feet is adhered to with additional landscaping within this area in accordance with Section 13.09.P.

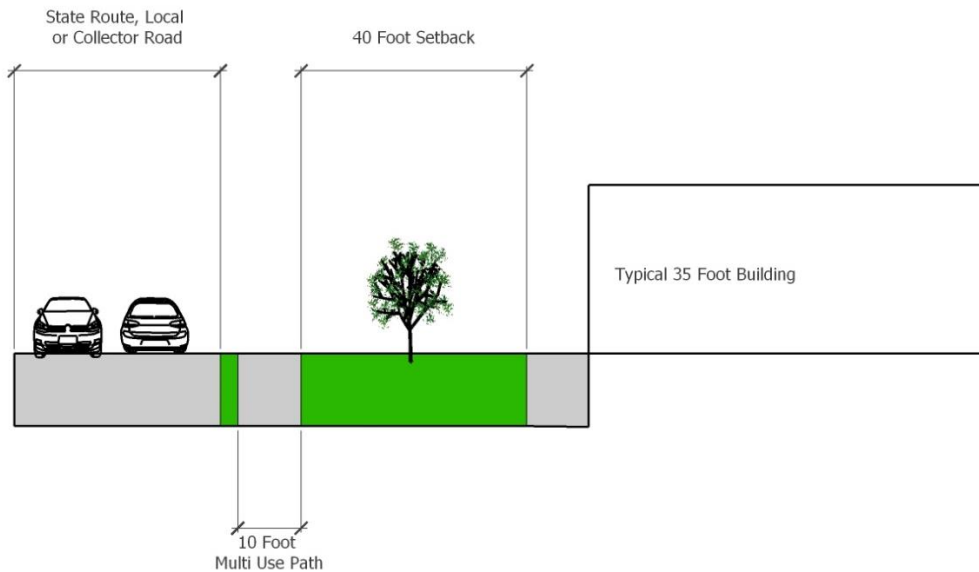
***LCPC Staff Review Comment:
Regarding the minimum tract size, several of the subareas have a minimum tract size of 0.5 acres. Currently, there is no public sewer***

and water to serve all of the parcels in these areas. It may be prudent to make the availability of public sewer and water and/or Licking County Health Department or OEPA approval for an on-site septic and well system, a prerequisite, before such lots are created and uses established on them.

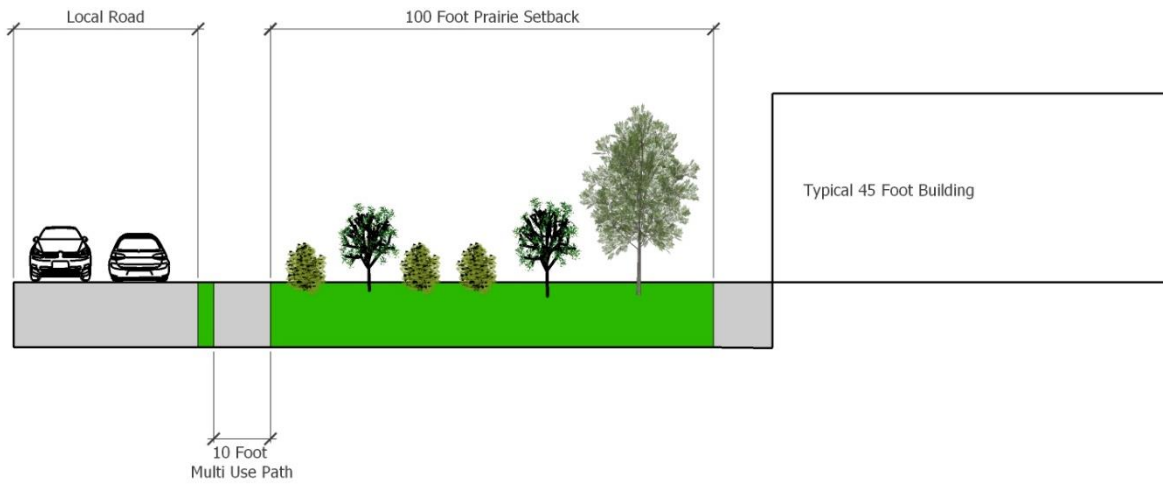
It is the LCPC staff's understanding that it is the intent of the township to ultimately have public water and sewer available in the corridor. The use of economic development tools such as Joint Economic Development Districts (JEDD) would be used to help establish these systems. However, until they are in place, having a requirement for public sewer and water availability and/or the Licking County Health Department or OEPA approval as applicable would be a good safeguard.

Section 13.08 Building Placement and Orientation

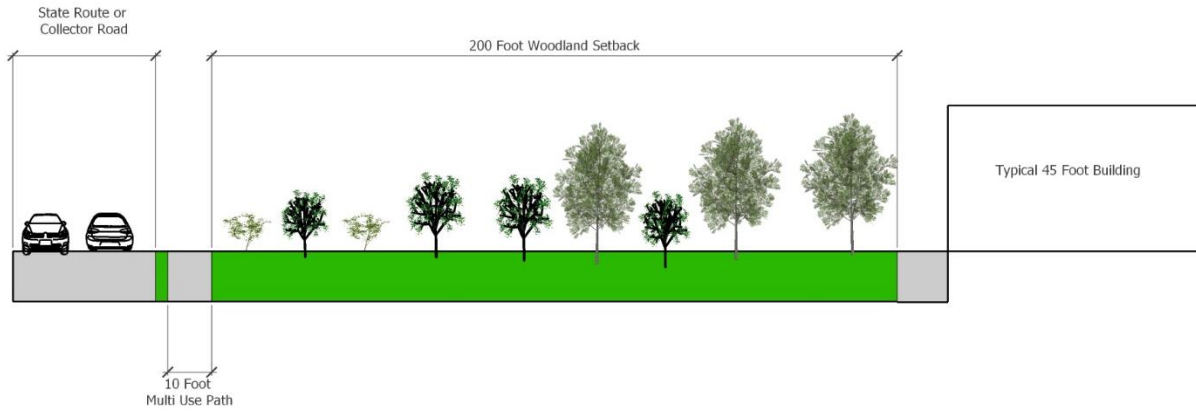
Example Subarea A1, A2, or A3 Local and Collector Roads, or State Routes.



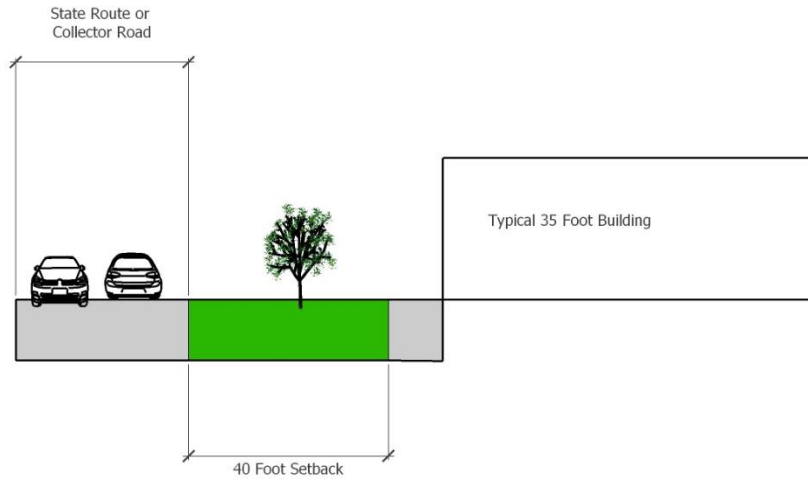
Example Subarea B Local Roads



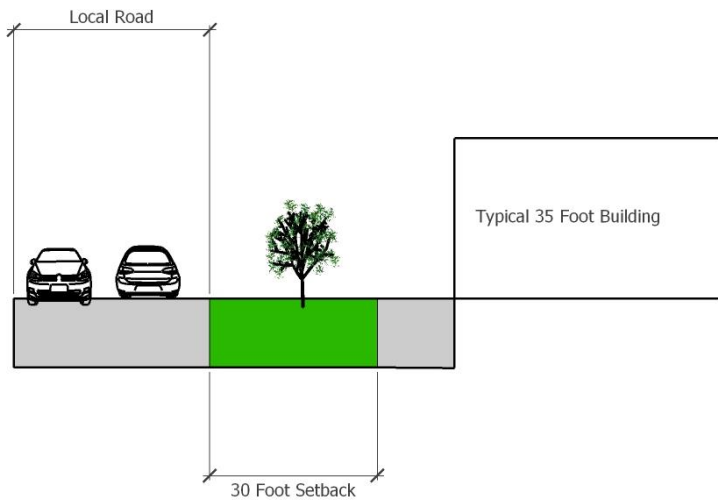
Example Subarea B State Route or Collector Roads



Example Subarea C Local Roads



Example Subarea C State Routes or Collector Roads



LCPC Staff Review Comment:

In regards to the example subarea setbacks and cross sections above, do the setbacks account for the widening of the public road for additional through lanes and/or turn lanes (right turn lanes or left turn lanes)? If not and the roadway is widened due to the development itself or the development and needs of the region, then the setbacks would be reduced.

The Licking County Planning Commission, Licking County Area Transportation Study, and the City of Newark have partnered to develop a thoroughfare plan for the unincorporated areas of

Licking County and the incorporated area of the City of Newark. This thoroughfare plan will include typical sections for planned corridors, including St. Rt. 16. This thoroughfare plan is nearing completion and is anticipated to be complete by April or May of 2024. This could be a valuable tool to consider when determining the setback for these areas. This is due to the fact that the township would have an anticipated (as of 2024) road design when the corridor is developed. As with anything these are projected and can change over time as development occurs.

Section 13.09 CED General Development Standards

A. Open Space – Subareas B and C.

1. At least 20% of the gross tract acreage in Subareas B and C shall be designated as permanent open space, such as a central green area within the development, not to be further developed. Gross tract acreage is defined as all of the acreage in the proposed development, including features such as wetlands and steep slopes to be considered as open space. Open space locations and uses shall be identified on the Development Plan and shall be subject to the approval of the Board of Township Trustees. Open space shall be owned, administered, and maintained as identified on the Development Plan. With prior consent through resolution of the Board of Township Trustees land may be transferred to the Township for public purposes if approved as a part of the Development Plan. Uses of land transferred to the Township for public purposes must be approved as a part of the Development Plan and may include but are not limited to trails and active recreation uses. The decision whether to accept an applicant's offer to dedicate open space for public use shall be at the discretion of the Township Board of Trustees. Open space may be maintained by a private entity. Land dedicated to public purposes may count toward the open space requirement if approved on the Development Plan. Funding generated through a New Community Authority (NCA) or a Joint Economic Development District (JEDD) or similar funding mechanisms may be used to build and maintain the required open space.

LCPC Staff Review Comment:

Consider having an open space management plan requirement that in essence provides an owner's manual for the open space. This document would identify who the intended owner of the open space is, when the open space is turned over, how it is turned over, the purposes for the open space or subareas of the open space, elements of the open space, the maintenance requirements for the open space and elements therein (mowing, weeding,

trimming, painting, sealing, new gravel, repaving, etc.), when items need to be replaced, funding sources for the open space and the operation and maintenance thereof, restrictions, rules for use of the open space, alternate entities responsible if the owners association dissolves (each property/unit owner), etc. This detailed document can then be recorded in the name of the development and provide a source for the property and/or unit owners in the development so they have needed information for the open space.

Later in the text similar concepts are discussed but not a lot of detail is provided. This would provide clear guidance and provide a single document for the township to consider.

B. Site Design Standards

1. The purpose of the design standards is to create a unified development and design approach to the CED development area. 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 CED Overlay District.
2. 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 in ways that conserve environmentally sensitive or unique natural, historic, or cultural features and minimize environmental impacts.
3. Retain or restore native vegetation adjacent to wetlands and surface waters.
4. Preserve existing hedge and tree lines unless one or more of the following applies:
 - a. A majority of the trees are dead, diseased, dying, or invasive or;
 - b. A road widening as determined by a state, county, or local road department is required.
5. Protect wildlife habitat areas of species listed as endangered, threatened, or of special concern by the Ohio Department of Natural Resources.
6. Preserve historic or archaeological sites (e.g. earthworks, burial grounds, etc.).
7. Retain or restore native vegetation in common areas.
8. Include a viable pedestrian circulation system, in Subareas A1, A2, A3, and B 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 in accordance with Section 13.09.E.
9. Protect natural drainage swales and creeks. No construction of buildings is allowed inside the 100-year floodplain. In addition, no structures are permitted within 100 feet of the ordinary high-water line of a riparian or wetland area as determined by a professional engineer.

C. Stormwater

1. Features shall be designed to manage stormwater retention/detention and prevent erosion, flooding or standing water within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas and prevent any upstream or downstream impacts. No water shall be allowed to be released above and beyond what was released pre-development. Regional retention/detention ponds and wetlands shall be naturalized and shall include flat slopes around the perimeter of the pond to support emergent native wetland vegetation and shall be designed by a landscape architect. Natural detention basin designs emulate natural lake or wetland systems by utilizing native plants as named by the Native Plants List published by the Ohio Department of Natural Resources along the water's edge and on side slopes. These measures ensure that stormwater features are integrated into the natural landscape and effectively manage stormwater without the excessive use of multiple ponds.

LCPC Staff Review Comment:

In Section (C)(1) above, it is recommended that the Granville Township officials, unless intending to have a landscape architect on retainer for consultation during reviews, to contact the Licking County Soil and Water Conservation District to inquire if they would be willing and able to provide a review and comment as a consultation to the township on proposed plans. They have professional staff and resources on these topics and could potentially assist the township with a review. This agency also assists the Licking County Planning Commission by providing professional technical assistance for the administration of the Licking County Soil Erosion and Stormwater Regulations. Therefore, they would also have input and knowledge from that perspective as well. The district may or may not be able to provide this service to the township, but it is recommended for consideration as detailed herein.

2. Additional green infrastructure is strongly encouraged to manage stormwater. This infrastructure includes items such as rain gardens, green roofs, infiltration basins, underground storage systems releasing water slowly over time, and permeable pavers, which allow water to pass through the paving stones joints and seep into the ground naturally, or to be retained rather than turning into runoff headed directly into the sewer system.

D. Subdivision Standards

1. Public streets and all drainage improvements shall conform to the subdivision standards for Licking County, Ohio 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.

E. Paths

1. A ten (10) foot wide multi-use path is required for all developments, except subarea C, to be located parallel to the existing mainline road within a Multi-Use Path easement outside of the right of way. The Township may approve a funding plan from the developer for construction of the path by others in order to align the path with other developments in the area.
2. Private internal pathways that meander through the development, taking the rural character of the area into consideration and being paired with landscaping and open space are encouraged as part of the development plan in all subareas as determined by the Township Board of Trustees.

F. Street Trees

1. Deciduous, broad leaf native street trees with a minimum caliper of three (3) inches at planting shall be planted (or retained) at least every 50 lineal feet along at least one side of all roadways.
2. All plants and street trees shall conform to the standards of the American Association of Nurserymen (ANN), American Standards for Nursery Stock, current edition. All street trees must be considered native as listed on the Native Plants List published by the Ohio Department of Natural Resources.

LCPC Staff Review Comment

Is the Association of Nurserymen American Standards for Nursery Stock, current edition a resource that is available to the township? From past experience, regulations may reference these professional resources, but the community does not have a copy. Some professional resources require membership and/or the purchase of the document, which may be costly. Additionally, each time the resource is updated and a new version comes out the resource has to be repurchased. This comment is not intended to discourage the use of this resource. It is intended to call the township's attention to the fact this resource is named, and they need to have the resource available to its boards so they can determine if the plans comply.

3. The following types of undesirable trees and shrubs shall be prohibited as well as any other invasive or undesirable species as listed by the Ohio Department of Natural Resources:
 - a. Callery and Bradford Pear (*Pryus calleryana* – any cultivar)
 - b. Tree of Heaven/Ailanthus – (*Ailanthus altissima*)
 - c. White Mulberry – (*Morus alba*)
 - d. Ginko – Female Only – (*Ginko biloba*)
 - e. Russian Olive – (*Elaeagnus angustifolia*)
 - f. Autumn Olive – (*Elaeagnus umbellate*)

g. Japanese Honeysuckle – (*Lonicera japonica*)

G. Lighting – A lighting plan shall be submitted as a part of the Development Plan. Unless otherwise exempted, all exterior lighting shall comply Section 1020 of the Granville Township Zoning Resolution and the additional standards of this Section 13.9.G.

LCPC Staff Review Comment

In the first sentence add the term “photometric plan” which is also used later in the text. This ties everything together to help the reader. Additionally, professionals in the lighting business use the term photometric plan. The following is suggested:

Lighting – A lighting plan (photometric plan) shall be...

1. Exemptions:

- a. All exterior lighting fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps are exempt from the requirements of this section.
- b. Federal holiday lighting shall be exempt from the requirements of this section.

LCPC Staff Review Comment

Define “Federal Holiday Lighting”. This is subjective and can lead to arbitrary decisions. Including some examples in the definition would be helpful as well. Additionally, would other times of year be appropriate for types of lighting? String lighting, which may be the intended type of lighting being referenced by the term “Federal Holiday Lighting”, is used year-round, not just at Christmas. For example, restaurants and bars that have patio areas or sidewalk dining areas often use string lights to provide an ambiance at night for patrons using these facilities. Would or should these be allowed, especially if restaurants are encouraged in this PUD type?

- c. All temporary emergency lighting needed by the police, fire department, other emergency service vehicles, and public service vehicles, as well as all vehicular luminaries, shall be exempt from the requirements of this section including flashing or blinking lights.

2. Color Temperature

- a. Outdoor lighting must have a color temperature of 3,000 Kelvin or less and must use light colors no bluer than “warm white.”

LCPC Staff Review Comment

Define Color Temperature and or provide a description of it in the text. Professionals in the field should have a clear understanding of this concept. However, the average person may not as they have not had exposure to the concept. Township boards are made up of volunteer community members who may or may not have experience with this terminology. Similarly, depending on the experience of the developer they may or may not have experience with the terminology. This will provide clarity to allow for the proper interpretation of the regulation.

3. Lumens:

- a. The light bulb utilized for all uses shall not produce more than 3,000 lumens. Exterior lighting shall be designed and located to have up to the following maximum illumination levels. The levels shall be measured at the finished grade at the lot line as demonstrated by a lighting plan.
- b. The maximum illumination at a lot line that abuts a lot containing an existing single-family structure shall be one tenth (0.1) foot-candles as measured from the lot line. This standard shall also apply to any properties within the CED Overlay District that are still subject to the underlying zoning that allows single family residential uses.
- c. The maximum illumination at a lot line that abuts any other use shall be one (1.0) foot-candles as measured from the lot line.
- d. The maximum illumination at a lot line for properties used for outdoor sports and recreation shall be reviewed for compliance with regard to the intent of these guidelines to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.
- e. The illumination across any property shall be designed so as to not create excessively dark spots that may create safety issues.

LCPC Staff Review Comment

Consider street lighting both from the concept of having linear lighting along the corridor vs just at intersections and pedestrian crossing and from the perspective that street lighting has higher lumens to ensure pedestrians or other obstructions in the roadway are visible to traveling motorists. This may be within this section or a separate section, with text added to each section to clearly specify what it applies to. For example, the above text may be specific to

on-site development and then a street lighting section would be specific to public and private streets. For your information, the Licking County Subdivision Regulations and the Licking County Subdivision Improvement Regulations require lighting at intersections and pedestrian crossings only. There are multiple considerations when making a determination of requiring lighting including light pollution, safety, aesthetic, visibility of information (signage, markings), uses of the neighborhood, etc. Safety and light pollution are two frequent concerns.

H. Landscaping

1. All yards, front, side, and rear shall be landscaped to comply with the following regulations. All improved common open space shall be landscaped per the approved Development Plan. A landscape plan for the common open space and streetscape within road right-of-way shall be prepared by a licensed landscape architect showing the caliper, height, numbers, name, and placement of all material, and shall be submitted with and approved as a part of the Development Plan.
2. All proposed landscaping material shall align with the established Rural Design theme.
3. Unless otherwise provided, landscaping material shall be installed to provide a minimum of 50% winter opacity and 70% summer opacity, between one foot above finished grade level to the top of the required native planting, hedge, fence, wall, or earth mound within four years after installation.
4. All plants shall meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen.
5. All trees and landscaping shall be well maintained. Dead trees, shrubs and other landscaping material shall be promptly removed and, when required, shall be replaced within six (6) months.
6. Existing landscape material shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when such material meets the requirements and achieves the objectives of these Design Standards as recommended by the Zoning Commission and approved by the Board of Township Trustees.
7. Landscaping at Driveway and Street Intersections: To ensure that landscape materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways with streets. Within this sight triangle, neither landscape material nor parked vehicles, except for required grass or ground cover, shall be permitted. Within this sight triangle, trees shall be permitted as long as, except during the early growth stages, only the tree trunk is visible between the ground and eight (8) feet above the ground, or otherwise does not present a traffic hazard. The sight triangle is defined in the following sections.

- a. Driveway Intersection Triangle: At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb or edge with the driveway edge, and by measuring from this point and a distance of ten (10) feet along the driveway to a point and a distance of 20 feet along the street curb to a point connecting these points.
 - b. Street Intersection Sight Triangle: At the street intersections, the sight triangle shall be formed by measuring at least 50 feet along curb lines or edge of pavement and connecting these points.
8. All areas of a developed lot shall be planted with grass or other low maintenance ground cover as recommended by the Zoning Commission and approved by the Board of Township Trustees in all areas that are not covered by a building, parking or other required landscaping material.
 9. Building Entrance: Each main building entrance shall be planted with a combination of deciduous, evergreen, ornamental, or seasonal native plantings.
 10. Large wall areas of a building adjacent to a public or private road shall be landscaped to soften and break up the scale of the wall.
 11. All plantings must utilize native species as named on the Native Plants List published by the Ohio Department of Natural Resources.

I. Parking Lot Screening:

1. Subareas A1, A,2 and C: Any surface parking area adjacent to a public right-of-way shall be screened from the respective right-of-way using one of the following methods:
 - a. A 42-inch continuous planting hedge and tree combination;
 - b. A 42-inch decorative wall with fence in conjunction with landscaping; or
2. Subarea B: Any surface parking area adjacent to a public right-of-way shall be screened from the respective right-of-way with a 42-inch continuous planting hedge and tree combination.
3. Screening materials: Vinyl fencing for parking lot screening in all subareas shall be prohibited. All walls or planters must be permanently fastened to the ground. Walls, fencing, or planters shall be constructed of brick, wrought iron, stone, finished wood, or ceramic.



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LCPC Staff Review Comment:

Section (I)(3) above prohibits vinyl fencing for parking lot screening. In the past five years there have also been trends in development in the county where developers are proposing chain link fences with slats and mesh fencing to provide buffers. These

should be considered by the township as to whether or not they are desirable. Not only for parking lot buffers but any buffer requirement where the intent is to provide a visual buffer. It is noted and observed that depending on where you are standing, that the chain link fence and mesh fence does not provide a consistent full visual barrier. There are positions where you can see what is on the other side as a filtered view.

- 4. The height of the required screening shall be measured from the elevation of the adjacent parking area to the top of the screening material.
- 5. All plantings must be done utilizing native species as listed on the Native Plants List published by the Ohio Department of Natural Resources.



11

J. Parking Island Landscaping

- 1. All parking islands shall have a minimum of one (1) shade tree with a minimum of two inch (2”) in caliper and include a minimum of 50 square feet of other plant material. The remaining area of the landscaped island shall be covered with stone, mulch, or planted with grass.

Figure 13.01



K. Pavement Standards for Parking Lots

- 1. 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 50 feet of the edge of the public paved road.

L. Parking and Access

- 1. Parking lot areas shall be designed and constructed to minimize the visual impact of the parking area, minimize production of excess heat, and prohibit any adverse effects on drainage. Appropriately sized landscaped areas shall be provided within each parking lot area allowing for a variety of shade trees to be planted. In order to accomplish these goals, all off-street parking lot areas shall be designed and

constructed using the "Parking Bay" concept, which consists of parking spaces grouped together, with each Parking Bay separated by landscaped tree islands as further defined in the following sections. Off-street parking shall be provided. Construction traffic may park in the street, but only on one side so as to allow for safe access by emergency equipment. Off-street parking shall comply with the following regulations.

2. Where an existing building and parking lot are being utilized for a new use under the CED Overlay District, the existing parking lot shall be exempt from the requirements of Section 13.09.L.3, 13.09.L.4, 13.09.L.5, 13.09.L.6, and 13.09.L.8 and shall be permitted to exist in their current configuration and utilize the existing space. If 50% or more of an existing parking lot is modified, then the entire parking lot shall comply with all regulations of Section 13.09.L and all other applicable regulations of Article 13.
3. Parking Lot Location
 - a. All parking lots shall be located behind or to the side of the front plane of the principal building, except as otherwise provided for herein and where an existing building and parking lot are being utilized for a new use under the CED Overlay District. Any additional parking added to the existing building shall be located behind or to the side of the front plane of the principal building.
 - b. Parking lots may encroach into a required internal Side or Rear Setback but in no case shall the parking be closer than five (5) feet to internal lot lines in Subareas A1, A2, and A3. If the parking lot abuts another property containing an existing single-family structure, additional screening shall be required in the form of a 42-inch continuous planting hedge and tree combination. In no case shall a parking lot be closer than 25 feet to the lot line of a property containing an existing single-family structure.
 - c. Parking lots may encroach into a required Side or Rear Setback but in no case shall the parking lot be closer than 25 feet to internal lot lines in Subareas B and C unless abutting an existing single family residential use, increasing the setback to 100 feet from the internal Side or Rear Setback and except in cases where the Board of Township Trustees determines that parking lots need to straddle internal lot lines in order to comply with the connectivity requirements of Section 13.09.R.2. In such cases, appropriate cross access easements must be established. In no case, shall a parking lot be permitted closer than 100 feet from a side or rear lot line, if such lot line abuts an existing single family residential use.
4. Parking Space Sizing
 - a. All parking spaces must be a minimum of nine by eighteen (9x18) feet, and nine by twenty-three (9x23) feet for parallel parking. Parking drive aisles shall be a minimum of 24 feet.

5. Parking Bays
 - a. Subareas A1, A2, A3, and C: No Parking Bay shall contain more than 24 parking spaces, with a maximum of 12 spaces in a single row.
 - b. Subarea B: No Parking Bay shall contain more than 48 parking spaces, with a maximum of 24 spaces in a single row.
6. Parking Lot Islands
 - a. Each landscape island in a single loaded parking stall design shall have a minimum area of 162 square feet with a minimum width of nine (9) feet. Each landscape island in a double loaded parking stall design shall have a minimum of 324 square feet with a minimum width of nine (9) feet.
7. Parking Lot Screening
 - a. All parking lots shall be screened in accordance with Section 13.09.I.
8. Number of Parking Spaces
 - a. Every Development Plan within the CED Overlay District shall include a detailed Parking and Loading Space Plan, which shall comply with these general requirements as well as any specific parking requirements within the applicable subarea standards. Due to the unique nature of the CED Overlay District, parking requirements for all development within the CED Overlay District are being established to encourage efficient use of parking areas by establishing a maximum number of spaces required and permitting sensible shared parking to reduce Impervious Surfaces and increase green space. The total number of required parking spaces shall be calculated for each separate use within the Development Plan. In no case shall the total number of parking spaces for a particular use be less than the minimum nor more than the maximum number of required parking spaces for said use based upon Table 13.03 below. When calculating the required number of spaces, fractional numbers shall be increased to the next whole number.
 - b. If an existing parking lot is being utilized, it may stay in its current configuration and utilize the existing parking spaces without being required to add or remove parking spaces unless 50% or more of the existing parking lot is modified then the entire parking lot shall comply with the regulations of 13.09.L and Article 13.

Table 13.03

Use	Minimum Number of Required Parking Spaces	Maximum Number of Required Parking Spaces
Retail & Personal Services	1 space per 250 square feet	1 space per 225 square feet

Eating and drinking facilities including wineries and microbreweries, including those with curbside and pick-up windows	1 space per 200 square feet	1 space per 75 square feet
Professional Offices Open Floor Plan	1 space per 300 square feet	1 space per 150 square feet
Professional Offices Closed Floor Plan	1 space per 400 square feet	1 space per 250 square feet
Medical Office	1 space per 225 square feet	1 space per 200 square feet
Daycares	2 spaces per classroom but not less than 6 for the building.	5 spaces per classroom but not less than 6 for the building.
Neighborhood parks	25 spaces	40 spaces
Industrial Uses not otherwise defined	1 for every employee on the largest shift.	2 spaces per 2,000 square feet ¹ for every employee on the largest shift plus 1.5 for each motor vehicle used on the business.
Flex-Office/Flex-Warehouse/Research & Development	2 spaces per 1,500 square feet	2.5 spaces per 1,000 square feet
Data Processing Center	1 space per employee on largest shift	1.5 space per employee on largest shift
Recreational Uses		
Bowling Alley	2 for each alley plus 1 additional space for each 200 square feet of the area used for restaurant, cocktail lounge, or similar use.	4 for each alley plus 1 additional space for each 100 square feet of the area used for restaurant, cocktail lounge, or similar use.
Mini-Golf, Batting Cage	1 per tee or cage	1.5 per tee or cage

Recreation/Fitness Centers	7 spaces per 1,000 square feet	8 spaces per 1,000 square feet
Outdoor recreation fields	50 per field	75 per field
Ice Skating Rink or other recreational use not specified herein	1 per 200 square feet	1 per 100 square feet

M. Drive Through Stacking Requirements – Subarea A2 and A3

1. Developments providing an order and drive through service, pick up window, or other automobile-oriented use on the site shall be designed so that vehicles do not interfere with the parking and movement of other vehicles. Stacking lanes shall be provided to achieve this in accordance with the Stacking Requirements table 13.04 below.

Table 13.04

Activity	Minimum Stacking Spaces (per lane)	Measured From and Including
Banks and ATMs	3	Teller/Window or ATM machine
Restaurant, Coffee Shop, or other similar use	8	First pick up window
Full Service Car Wash (A3 only)	20	Entrance of tunnel
Self Service – Automated Car Wash (A3 only)	4	Washing Bay
Fuel/Gasoline Pump Island (A3 only)	1 (at each end of the outermost gas pump island)	Pump Island

2. Design and Layout:
 - a. Pump spaces can count toward the stacking space requirement.
 - b. Stacking spaces shall be a minimum of nine (9) feet by 20 feet in size.
 - c. Stacking spaces may not impede on- or off-site traffic movements or movements in or out of off-street parking spaces. There shall be a separate drive aisle allowing ingress and egress of vehicles that are not waiting in the drive through lanes.
 - d. Stacking spaces shall be separated from other internal driveways by surface markings or raised medians.
 - e. These stacking space requirements shall be in addition to the off-street parking space requirements.
 - f. When adjacent to residential uses, stacking spaces shall be required to be located on sides of the lot opposite the adjacent residential use.

N. Design Standards – Subarea A1, A2, A3, and C.

1. Buildings within Subarea A1 shall adhere to a Cottage Style design theme that includes smaller building footprints, the use of natural materials, and other design elements further described in this subsection.
2. Buildings for all uses shall be designed to be seen from 360° and have the same caliber of finish on all elevations.
3. Building additions and accessory structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing principal structure.
4. All exterior elevations shall be comprised of wood, fiber cement, board and batten, brick, or native or cultured stone. Foundations must be clad with the same natural material utilized on the building to blend with the overall architecture of the structure. If brick or stone are utilized on the building, the same brick or stone must be used for the foundation. Exposed cement block or split face block foundations shall be prohibited. Vinyl and/or aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters and shutters and shall be made to visually appear as a natural material as determined by the approved Development Plan. The use of frosted, black, gold, green, silver, opaque or any other colored glass on a building is prohibited.
5. Earth tones, muted hues, and natural tones are permitted as a structure's base color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors and trim.
6. Blank walls shall not be permitted. Where expanses of solid walls are necessary, they may not exceed 20 feet in length. There shall be a minimum of four (4) design elements for every 100 feet of elevation facing a public right-of-way and a minimum of two (2) design elements for every 100 feet of each side and rear elevation that does not front on a public right-of-way. Design elements shall be consistent with the Cottage Style design theme and shall include:
 - a. Wood columns. The Zoning Commission shall recommend to the Township Trustees a width it deems to be sufficient. The width shall



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ultimately be determined by the Township Board of Trustees as part of the approved Development Plan.

- b. A door at least 28 square feet in area with portico/covered entry.
- c. A window of at least six (6) square feet in area. Windows closer than ten (10) square feet shall be considered one (1) element.
- d. Masonry water table.
- e. Decorative lighting.
- f. Trellis containing plants.
- g. Covered or uncovered Patio, deck, or other similar features.
- h. Balconies that project no more than two feet into the minimum setback and have a minimum clearance of ten (10) feet from grade.
- i. Awnings with rural design elements.
- j. Street furniture, landscaping and garden areas that are properly integrated into the streetscape and other similar significant permanent architectural features consistent with the Cottage Design theme may be permitted, subject to a recommendation by the Zoning Commission.

7. Roofing

- a. Flat roofs are prohibited; the roof shall have a minimum of 6:12 pitch for the main roof. Roofs must be constructed of dimensional shingles, standing seam metal, slate or simulated slate and are limited to hip, gable, gambrel, or mansard roof types. Other roof types may be approved where appropriate as recommended by the Zoning Commission and approved by the Township Board of Trustees with Development Plan approval.
- b. Rooftop mechanical equipment and other functional components shall be screened from view from the ground by parapets not lower than the height of the roof equipment, screens with materials and details compatible with the building's facades, pitched roof areas, or special architectural features.
- c. Energy conserving roof components are encouraged. These components shall fit comfortably within the building's design if visible or be completely screened from ground view.

O. Design Standards – Subarea B

- 1. The scale of each building shall be aided through the use of articulated building elements of style such as recesses, offsets, canopies, or other such elements to break up the building mass. Long expanses of exterior walls and any building façade visible from a public right-of-way shall be broken up with architectural design elements. Each building in Subarea B shall utilize design elements such as glass walls, landscaping, fenestrations, exterior texture changes, painted bands, or patterns.



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2. Buildings within Subarea B should clearly address in any appropriate combination, the following list of critical elements.

- a. Innovative use and presentation of building materials;
- b. Utilize opaque, translucent and transparent materials to create façade compositions;
- c. Make use of textures, protrusions, recesses, overhangs and other features that make use of shadow;
- d. Design beyond the basic box by integrating added shapes, recesses, curvilinear forms, angles, non-conventional shapes, cantilevers, independent planes and by using special architectural features;



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- e. Emphasize natural light and sustainable building techniques.

3. The building shall be constructed of one or more of the following materials: Precast concrete, cast stone, stone, wall panel systems, brick, glazed brick, integrally colored, painted, or stained split face concrete masonry units or brick. No standard concrete masonry unit (cinder block) shall be permitted. An Exterior Insulation Finishing System (EIFS) may be utilized as an accent provided it is utilized at eight (8) feet above the finished grade or higher. Pre-engineered metal and pole buildings shall be prohibited.

4. No windowless exterior walls shall be permitted. Windows shall be proportionate to the building façade.

5. The main building entrance shall incorporate enough glass curtain walls to provide an appropriate scale to the overall building.

6. Use of Color

- a. Earth tones, muted hues, and natural tones are permitted as a structure's base color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim.
- b. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
- c. All exterior canopies and entrance features, including loading dock canopies, on a single building shall be a consistent color scheme.
- d. One color/finish of aluminum curtain wall or window opening framing will be permitted per building. One primary exterior glass color will be permitted per building. Colored spandrel glass may be used as an accent or to conceal interior framing or ductwork. All other colored glass shall be prohibited.
- e. All overhead doors within a building shall be a single color. No exterior graphics will be permitted on the exterior face of the overhead doors. All dock seals shall be black.

7. Roofing

- a. Flat roofs are permitted and shall be designed and constructed with positive drainage so as to prevent water ponding and to shed water in a reasonable time. The slope shall be the minimum recommended by the manufacturer of the proposed roofing systems to achieve proper drainage.
 - b. Buildings are encouraged to be designed to include varied eave lines, parapet heights and/or ridgelines to provide visual interest when appropriate.
 - c. Rooftop mechanical equipment and other functional components shall be screened from view from the ground by parapets not lower than the height of the roof equipment, screens with materials and details compatible with the building's facades, pitched roof areas, or special architectural features.
 - d. Energy conserving roof components are encouraged. These components shall fit comfortably within the building's design if visible or be completely screened from ground view.
8. Attached or detached accessory structures shall be constructed similar in design, style, quality and appearance with identical materials as the principal structure.
- P. Buffering and Setback Standards – Subarea B
1. Existing tree lines must be preserved, and a 200-foot woodland buffer must be established from the right-of-way of S.R. 37 and S.R. 16. A 100-foot prairie buffer must be established from the right-of-way from any other existing township, county, or state road. This buffer shall account for a percentage of the required 20% open space. For purpose of this Overlay, the proposed right-of-way shall be considered:
 - a. State Route 37 and State Route 16 – 75 feet from centerline.
 - b. All other local roads – 30 feet from centerline.
 2. The image in Figure 13.02 shows the ideal woodland buffer where grasses, sedges, and perennials give way to woody shrubs, before finally transitioning to small flowering trees and young canopy trees.

Figure 13.02



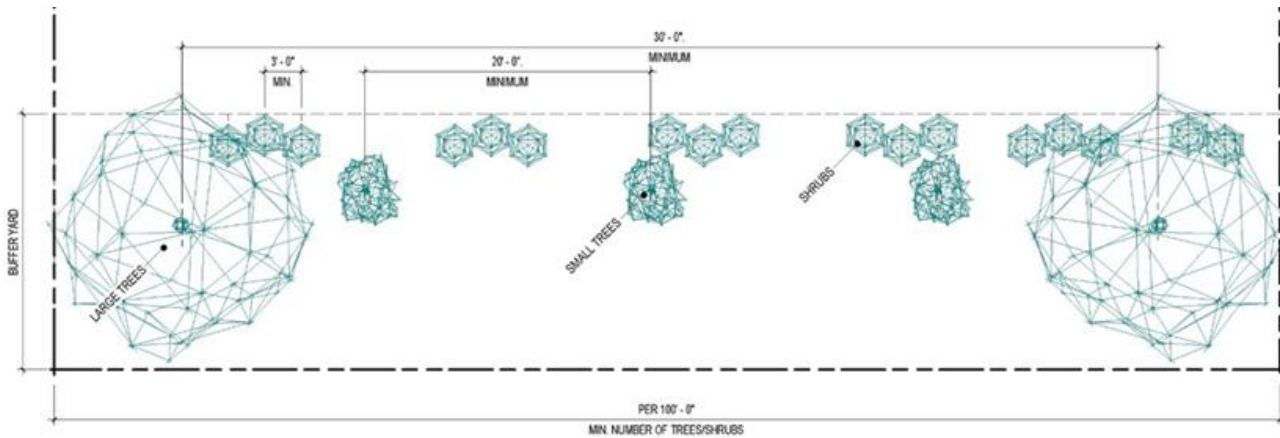
- A 200-foot woodland buffer, when required, shall consist of a minimum of 40 feet in width of native vegetation and trees and shall mimic the natural condition of a forest edge for the purpose of greatly reducing noise pollution and visual impacts of the development from any state, county, or township road. This 40-foot area shall comply with the requirements in Table 13.05.

Table 13.05 Woodland Buffer

Woodland Buffer CED Overlay District			
	Min. # of trees and shrubs per 100 lineal feet of frontage or fraction thereof shall include the following:		
Minimum Buffer Width (Feet)	Min. # of Large Trees	Min. # of Small Trees	Min. # of Shrubs
40	4	10	33

- The graphic in Figure 13.03 shows the typical prairie buffer.

Figure 13.03



5. A 100-foot prairie buffer, when required, shall comply with the requirements in Table 13.06.

Table 13.06 Prairie Buffer

Prairie Buffer CED Overlay District			
	Min. # of trees and shrubs per 100 lineal feet of frontage or fraction thereof shall include the following:		
Minimum Buffer Width (Feet)	# of Large Trees	# of Small Trees	# of Shrubs
40	2	3	17

6. Landscaping between lot lines: Subarea B only: The following Table 13.07 describes the minimum landscaping buffer that shall be installed by the applicant when a proposed development abuts a lot with an existing single-family structure on it. Said buffer shall be installed along the entire length of the side or rear lot line that abuts the existing single-family structure. Buildings and parking are prohibited within Woodland and Prairie Buffers. All buffers shall comply with the following requirements:

Table 13.07

Condition	Buffer Required
If, an existing Single-Family Structure on adjacent lot is within 100 feet from the abutting lot line, then:	A minimum 200-foot Woodland Buffer that complies with the planting requirements in Section 13.09.P.
If an existing Single-Family Structure on adjacent lot is more than 100 feet from the abutting lot line, then:	A minimum 100-foot Prairie Buffer that complies with the planting requirements in Section 13.09.P.
No existing Single-Family Structure on the abutting lot	No buffer required.

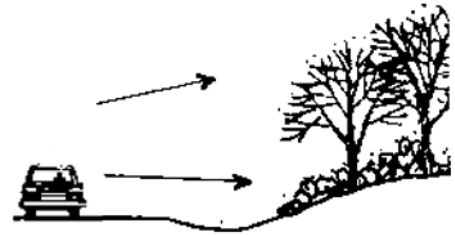
7. All trees required by these regulations, or other applicable standards, shall be live plants and meet the following minimum tree sizes at the time of planting:

<u>Tree Type</u>	<u>Minimum Size at Time of Planting</u>
Deciduous Trees	Two (2) inch caliper
Coniferous/Evergreen	Five (5) feet in height
Shrubs and Hedges	Three (3) feet in height

8. The following types of undesirable trees and shrubs shall be prohibited as well as any other invasive or undesirable species as listed by the Ohio Department of Natural Resources:

- a. Callery and Bradford Pear (*Pryus calleryana* – any cultivar)
- b. Tree of Heaven/Ailanthus – (*Ailanthus altissima*)
- c. White Mulberry – (*Morus alba*)
- d. Ginko – Female Only – (*Ginko biloba*)
- e. Russian Olive – (*Elaeagnus angustifolia*)
- f. Autumn Olive – (*Elaeagnus umbellate*)
- g. Japanese Honeysuckle – (*Lonicera japonica*)

9. Additionally, low maintenance ground covers shall be used for earth berms, when earth berms are determined as necessary along an existing roadway. Long-term self-maintaining natural plant communities can be used as low maintenance ground covers for earth berms. Berms shall be discouraged, but when necessary, shall be constructed with a 3:1 slope.



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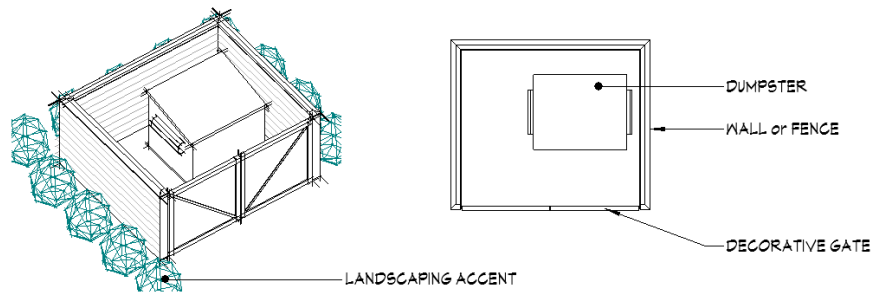
Q. Service Areas, Production Areas, Storage Areas, Trash Containers, and Loading Zones

1. All production areas, service areas, storage areas, trash containers and loading zones for all uses in all subareas shall be located at the rear or the side of the building. They shall be effectively screened on all sides from all adjacent property lines, existing or planned public rights-of-way and private streets as follows:

- a. Production areas, service areas, and loading zones: Screening of such areas shall consist of either:
 - 1. A minimum six foot (6) wall or mound accented with landscaping materials that extends the entire length of the production area, service area or loading zone and consists of a minimum of three (3) ornamental trees per 100 linear feet or fraction thereof and three (3) evergreen trees per 100 linear feet or fraction thereof. Screening consisting of walls shall utilize the same or similar materials as those used on the principal building; or
 - 2. Landscaping consisting of evergreen trees that are a minimum of five (5) feet in height at the time of installation and spaced a maximum of 12 feet between each tree.
- b. When a loading area in Subarea B abuts a property that contains an existing single family residential structure, it shall be setback a minimum of 200 feet from the lot line. This includes properties within the CED that have not implemented the CED Overlay zoning and are

following the underlying zoning that allows single family residential uses.

- c. Trash containers and storage areas: Screening of such areas shall consist of:
1. A solid wall or fence that is a minimum of one (1) foot taller than the trash container or the material within the storage area to be screened on three (3) sides. Said wall or fence must be constructed with the same or similar materials as those used on the principal building and must utilize accent landscaping for the entire screening perimeter. So that the trash container or storage area can be accessed, a solid, decorative gate of the same height as the wall/fence shall be utilized as screening on the fourth side of said trash container or storage area.
 2. Accent landscaping, as utilized in this section, means shrubs planted no more than five feet apart and adjacent to the entire perimeter of the fence or wall utilized to screen the production area, service area, loading zone, or trash storage area as required by this section.



R. Access:

1. Access to county roads shall be limited to those locations approved by the County Engineer. Access to State Route 16 and State Route 37 shall be limited to those locations approved by ODOT. All other access points shall be approved by the applicable permitting authority. On township roads, there shall be a minimum of 200 feet between access points.

LCPC Staff Review Comment:

Regarding (R)(1) above, the Licking County Engineer is listed. This is appropriate. However, the Licking County Planning Commission should also be referenced. The Board of County Commissioners have adopted the Licking County Subdivision Regulations, which contain the Congestion Prevention Regulations, and they have adopted the Licking County Access Management Regulations. Both

bodies of regulations mimic each other and have been delegated to the Licking County Planning Commission to administer. The Licking County Subdivision Regulations apply to major subdivisions and land divisions, and the Licking County Access Management Regulations apply to the development of existing lots of record and non-platted developments. Both bodies of regulations apply to township and county roads. The LCPC works closely with the Licking County Engineer in approving access locations on township and county roads. Therefore, the Licking County Planning Commission needs to also be referenced to ensure the applicant obtains all approvals.

The first sentence is recommended to be written as follows to reflect the above information:

“Access to county and township roads shall be limited to those locations approved by the Licking County Planning Commission and the Licking County Engineer.”

2. Vehicular Connectivity (Access Roads and/or Parking Lot Connections):
 - a. The overall design within the Development Plan must provide for vehicular connectivity between properties within the Development Plan as well as future connections to adjacent properties outside of the Development Plan boundaries. This requirement could be achieved through access roads and/or through the use of cross access easements between parking lots. This requirement has been established to reduce traffic movements on mainline roads to improve the public health and safety of those utilizing the public rights-of-way. The Township Board of Trustees may rely upon recommendations from the Licking County Engineer’s Office or other consulting engineers to determine that the proposed method for providing connectivity is the most suitable in each development.

LCPC Staff Review Comment:

For the same reasons identified in the LCPC Staff review comment for (Q)(1)(b) above, the last sentence is recommended to be written as follows:

“The Township Board of Trustees may rely upon recommendations from the Licking County Planning Commission and Licking County Engineer’s Office for township and county maintained roads, ODOT for State or U.S. routes, or other consulting engineers to determine that the proposed method for providing connectivity is the most suitable in each development.”

S. Signs

1. Design:

- a. Signs in all subareas shall comply with the regulations of Sections 1202.1 and 1202.2 of the Granville Township Zoning Resolution as well as the regulations here in Subsection 13.09.S. Any sign types not listed within Subsection 13.09.S shall be prohibited within the CED.
- b. In Subareas A1, A2, and C, signs shall be designed as to adhere to the Rural Design theme utilizing natural materials such as stone, wood, or brick for eighty 80% of the sign. Sign colors and fonts should also align with the rural character of the area, utilizing earth tones, muted hues, and natural tones and shall match that of the primary building.
- c. In Subarea B and A3 sign colors and materials shall match that of the primary building.

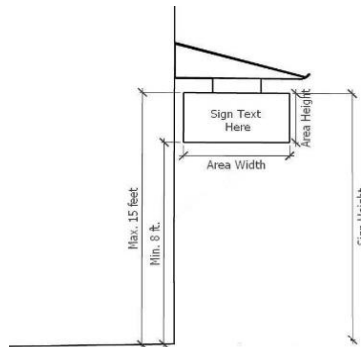
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2. Projecting Signs:
- a. Projecting signs are limited to Subarea A1 of this overlay. All projecting signs shall comply with the following requirements and shall blend with the architectural design of the building to which it is attached.

Table 13.08 Projecting Signs

Projecting Signs	Subarea A1
Maximum Number of Signs Permitted Per Tenant	1
Maximum Square Footage	6
Maximum Height (Feet)	15
Minimum Height (Feet)	8

Figure 13.04



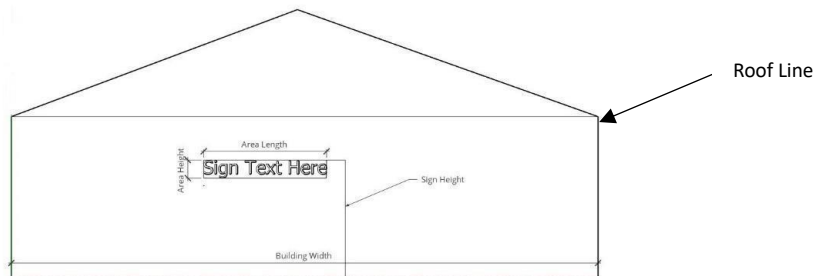
3. Wall Signs
- a. All wall signs shall comply with the following requirements. Such Signs should be scaled with the building design and should blend with the architectural design of the building to which it is attached.

Table 13.09 Wall Signs

Wall Signs	Subarea A1, A2, and A3	Subarea B	Subarea C
Maximum Number of Signs Permitted	1 per tenant	1 per tenant	1 per tenant

Maximum Square Footage	1 square foot per 1 lineal foot of width of tenant space, not to exceed 50 square feet	1 square foot per 1 lineal foot of building width, not to exceed 150 square feet.	1 square foot per lineal foot of building width, not to exceed 75 square feet.
Maximum Height (Feet)	15	At least 2 feet below the parapet of the wall to which it is attached (or the roof line if there is no parapet).	25

Figure 13.05



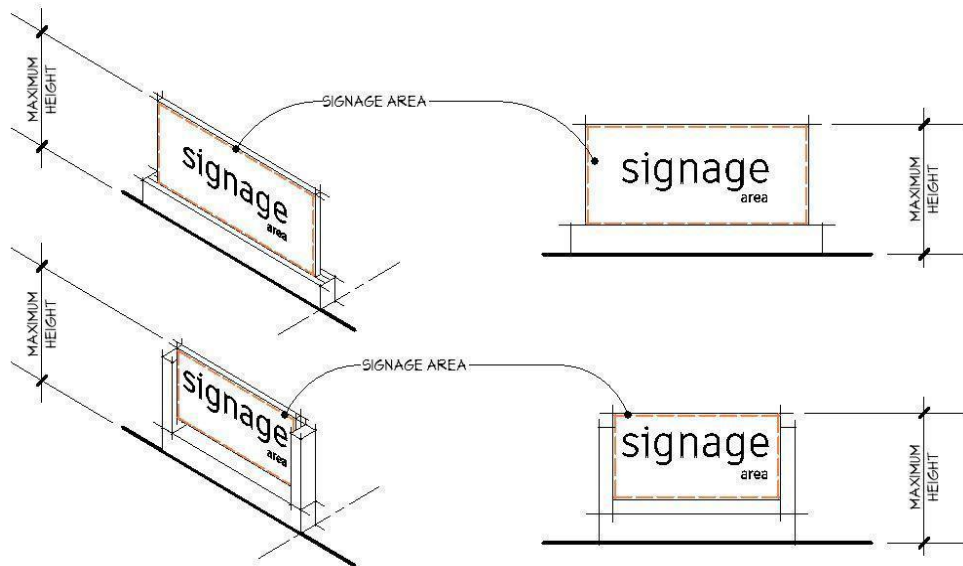
4. Ground Mounted Signs:

- a. All ground mounted signs shall comply with the following requirements. All Ground Mounted Signs shall have a solid base consistent with the primary building design and have a minimum of 50 square feet of landscaping around all sides of the Ground Mounted Sign. Sign shall be affixed directly to a base having a width at least equal to that of the sign.
- b. There shall be a maximum of two (2) Sign faces per Sign.

Table 13.10 Ground Signs

Ground Mounted Signs	Subarea A1 A2, & A3	CRL-B	CRL-C
Maximum Number of Signs Permitted	1 per public road frontage	1 per public road frontage	1 per public road frontage
Maximum Square Footage Per Sign Face	20	40	30
Maximum Height (Feet)	8	8	8
Minimum Distance from ROW (Feet)	10	10	10

Figure 13.06



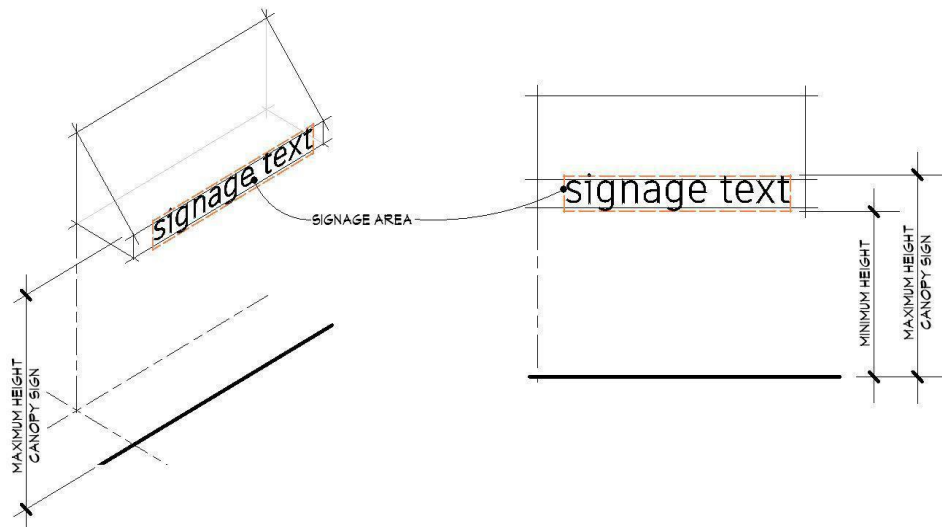
5. Canopy Signs

- a. All canopy signs shall comply with the following requirements. Canopy signs shall be permitted over the entrance to a building. Canopy signs shall blend with the architectural design of the building to which it is attached.

Table 13.11 Canopy Signs

Canopy Signs	All Subareas
Maximum Number of Signs Permitted Per Building Entrance	1
Maximum Square Footage	10
Maximum Height (Feet)	15

Figure 13.07



6. Window Signs: All window signs shall comply with the following requirements:

Table 13.12 Window Signs

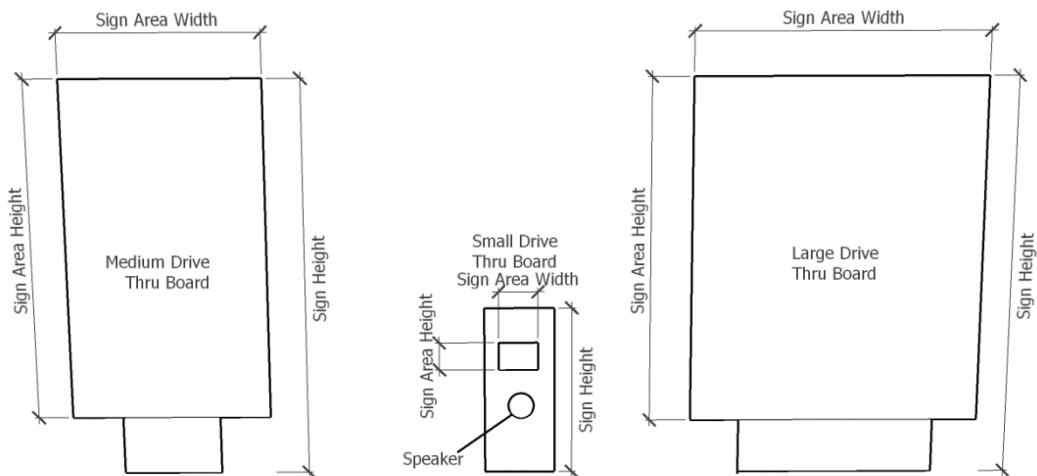
Window Signs	All Subareas
Maximum Number of Signs Permitted Per Building	3
Maximum Square Footage	25 percent of window area
Maximum Height (Feet)	15

7. **Drive Through Signs:** Signs accessory and adjacent to drive-through food and beverage establishments, car washes, and other similar uses are subject to the following standards:
- a. Drive through board signs shall be permitted to have changeable copy electronic display messages provided the graphics and/or words on the sign change no more than once per car service. Video, flashing images or effects, or moving content shall be prohibited.

Table 13.13. Drive Through Signs

Large Drive Through Sign	Subareas A2 & A3
Maximum Number Per Drive-Through Lane	1
Maximum Square Footage	50
Maximum Height (Feet)	8
Minimum Distance from Pavement Edge (Feet)	1
Maximum Distance from Pavement Edge (Feet)	5
Medium Drive Through Sign	
Maximum Number Per Drive-Through Lane	1
Maximum Square Footage	15
Maximum Height (Feet)	8
Minimum Distance from Pavement Edge (Feet)	1
Maximum Distance from Pavement Edge (Feet)	5
Small Drive Through Sign	
Maximum Number Per Drive-Through Lane	1
Maximum Square Footage	2.5
Maximum Height (Feet)	5
Location	On Drive Through Speaker

Figure 13.08 Drive Through Signs



8. Temporary Signs: The following Temporary Sign regulations apply to all subareas within the CED Overlay District.
 - a. Temporary Signs shall be prohibited within the right-of-way.
 - b. Up to six (6) Small Temporary Signs shall be permitted per parcel per street frontage without a permit. Each Small Temporary Sign shall be seven (7) square feet in area or less and less than three (3) feet in height.
 - c. Two (2) Large Temporary Signs shall also be permitted per parcel provided a Sign permit is issued in accordance with the following regulations. Large Temporary Signs shall not:
 - i. Exceed eight (8) feet in height.
 - ii. Exceed 32 square feet in area (per sign face)
 - iii. On parcels of five (5) acres or less, such signs shall be displayed for no more than 30 consecutive days and no more than three (3) times per calendar year. A new permit must be obtained for each 30 day or less period. After said permits have been exhausted, the Zoning Inspector may grant one (1) extension for up to 90 days per Sign. No other extensions may be administratively approved and must be approved by the Board of Zoning Appeals.
 - iv. On parcels that are greater than five (5) acres, such signs may be displayed for up to 180 days. Upon the expiration of this permit, the Zoning Inspector may grant one (1) extension up to an additional 180 days.
 - v. The sign permit number for Large Temporary Signs must be printed on the sign in a visible location.

8. Loading Dock Signs: Each use that is required to have loading dock(s) may install dock door numbering at each dock location at a maximum elevation of 18 feet above finished grade. The numbers shall not exceed 14 inches in height and shall be black.

9. Wayfinding Signs: There may be two wayfinding signs per access driveway connecting to a public or private street. Wayfinding signs shall be limited to a maximum height of three (3) feet, a maximum area of six (6) square feet per side and shall be located outside of the right-of-way and on the property of the user(s) of which they are identifying the entry or exit.

LCPC Staff Review Comment

Consider requirements for on-site traffic control signs. Larger developments utilize traffic control signs for the interior drive lanes. This may include, but is not limited to, stop signs, no-entry signs, no exit signs, right turn only sign, yield signs, etc. It is recommended that this is addressed in the code.

Additionally, there are current trends, that have started to be questioned whether or not they are permitted in Licking County. Currently, there is not a lot of local knowledge or research on the topic. There are digital billboards with LED lighting that cause concerns and light trespass that the local communities in Licking County have had to address. Now there are emerging technologies and inquiries about LED lighted walls for the exterior façade of a building or other structures, and 3D LED Signs. The township may want to consider addressing these within the text. Additionally, the LED facades are not just used for signage, they are being used for aesthetic purposes and to attract attention. They may not be providing a message, but providing scenery or visual experience. Therefore, this may be something that needs to be addressed in the lighting section of the code as well. These systems appear to be expensive, so it is not likely that there will be a high demand. However, it is an emerging technology and costs go down as the technology develops and improves.

T. Utilities

1. All utilities in the CED Overlay District shall be buried underground. Any existing developments where utilities are not buried underground shall be permitted so as to not create an undo burden to the property owner. If substantial redevelopment of 50% of the existing building on the property is proposed, utilities shall be required to be moved underground.

U. Divergences

1. The Board of Township Trustees, as a part of the Development Plan approval process outlines in Section 13.10, may grant divergences from any standard or requirement in this Section with the exception of permitted uses 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 or uses other than those permitted in this Section.

Section 13.10 Procedure: All applications to submit property to the CED regulations shall follow the procedures outlined below:

- A. **Preapplication Meeting:** The applicant shall engage in informal consultations with staff from the Township. Such consultations may also include and are strongly encourage with the Licking County Planning Commission, the Licking 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) is 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.

- B. **CED Development Plan Schedule:** Each year the Granville Township Board of Trustees shall adopt a CED Development Plan schedule, which shall include monthly submittal deadlines for CED 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 CED Work Session Schedule that includes one (1) work session per month within 14 days of each month’s submittal deadline established by the Board of Trustees. The purpose of the monthly work sessions is to review any proposed CED applications including associated development plans and to provide informal feedback to the Township Trustees prior to the required Trustee Public Hearing.

- C. **Application and Development Plan:** The applicant shall prepare and submit a formal application and Development Plan, with a minimum of eight (8) hard copies plus the original application, along with an electronic copy and any and all applicable fees to the Granville Township Zoning Inspector. The application shall be signed by the applicant and all owners of the property. The Granville Township Board of Trustees may request that any County agency and/or any committee of the Licking County Planning Commission 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:

1. A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the Tract to be developed.

2. 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.
3. 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.
4. A Traffic Impact Study (TIS) may be required as indicated below:
 - i. When the proposed use(s) within the Tract to be developed generate less than 100 a.m. or p.m. peak hour vehicle trips and/or less than 500 new daily vehicle trips:
 1. No TIS Required.
 - ii. When the proposed use(s) within the Tract to be developed generate 100 or more a.m. or p.m. peak hour vehicle trips and/or 500 or more new daily vehicle trips, a TIS shall be required but the applicant may delay the TIS 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 TIS and that said permitting authority(ies) has (have) reviewed and approved said TIS.
 2. A copy of an agreement or other acceptable form of commitment between the applicant and the permitting authority(ies) of the roadway(s), binding the applicant to construct the required improvements within the TIS 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 13.10.
 - iii. Vehicle trips shall be determined by utilizing the ITE Trip Generator Book (8th Edition or most current publication).
 - iv. A TIS, 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 Licking County Engineer's office (DECO), the Licking County Subdivision Regulations, the Licking County Access Management Regulations, the Ohio Department of Transportation (ODOT) or any third-party Engineering firm hired by the Township, as applicable.

LCPC Staff Review Comment:

Under (4)(iv) above, the acronym “DECO” is provided after the text “Licking County Engineer’s Office.” This likely should be “LECO” instead of “DECO”.

Under (4)(v) above, it discusses the review of a traffic impact study. For your information, in accordance with the Licking County Subdivision Regulations and the Licking County Access Management Regulations traffic impact studies are required for developments that have fifty (50 or more peak hour trips, and/or for areas with known safety concerns. This applies to all county and township roads subject to these regulations. The TIS is reviewed by the Licking County Engineer’s Office, Licking County Planning Commission Staff, and when in contract, the Licking County consultant for professional engineering services. This does not preclude the township from hiring a third-party consultant for the purposes of their regulations. This comment is provided so that the township officials are aware of the requirements and applicability of regulations at the County level.

- v. The recommendations included in a TIS, 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 TIS.

D. 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.

1. Proposed name of the development and its location.
2. Names and addresses of the applicant, owners, and developers.
3. Date and north arrow.
4. 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.
5. Boundary lines of the proposed development and the total acreage of the proposed project.

6. The adjoining lines of adjacent Tracts, Parcels or Lots.
7. Layout, numbering, and dimensions of Lots, if more than one.
8. Labels for the existing zoning districts for the Tract and adjacent Parcels.
9. Existing deed restriction for the Tract to be developed, if applicable.
10. Sight Line Diagram for adjacent residential districts.
11. 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.
12. 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.
13. Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features within the Tract. An exhibit demonstrating environmentally sensitive areas such as the 100-year floodplain, wetlands, and slopes greater than 20 percent.
14. Any stream or wetland delineations and mitigation setbacks required by the Army Corps of Engineers, Ohio Environmental Protection Agency, and Licking County Planning Commission, including the Flood Damage Prevention Regulations.
15. 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.
16. 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.
17. 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.

LCPC Staff Review Comment

Regarding Section (D)(17)(i) above, the Licking County Planning Commission needs to be added as they administer the Licking County Subdivision Regulations and the Licking County Access Management Regulations, which apply to county and township roads. The following language is recommended:

“the Licking County Engineer and the Licking County Planning Commission for county and township roads, and ODOT District 5 for State and U.S. Routes stating that the proposed access and sight distance is adequate and approvable.”

Additionally, the beginning of the sentence could be re-written to include permits as follows:

“17) A copy of letters or permits from the following entities:”

18. Proposed street grades and preliminary sewer size slope.
19. Building setback lines with dimensions.
20. 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”.
21. Building locations depicting the bulk, height, and spatial relationships of building masses with adjacent development.
22. Preliminary drawings for buildings to be constructed, including preliminary floor plans, exterior elevations, and sections.
23. 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.
24. Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers, and loading zones from view.
25. 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.
26. Accommodation and access for emergency and fire-fighting apparatus.

27. A detailed Signage Plan showing the location, type, dimensions, and features of all signage.
28. A detailed Exterior Lighting Plan that includes 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.
29. 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.
30. 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.
31. A letter stating that all necessary agreements will be executed to ensure access to and maintenance of any proposed shared parking. Executed agreements shall be submitted prior to the Zoning Inspector issuing a Zoning Permit for construction.
32. The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.
33. The applicant may request a divergence from the development standards set forth in Section 13.10. 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 Article 13. 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.

34. Any other information, as may be required by the Granville Township Board of Trustees, to determine compliance with this Zoning Code.

35. 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.

- E. **Zoning Inspector:** After receipt of 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 13.10, including, but not limited to, this Section.

LCPC Staff Review Comment

The process provides for very tight deadlines, especially for a community that does not have a full-time professional staff of engineers, planners, etc., to complete these reviews. The process does not include a step to allow for a review of an application to ensure it is complete and accurate before the boards have to review it and act in a short period. If there is inaccurate or missing data, that will take away time for the boards to review. Therefore, it is recommended that this is a step that authorizes the application to be reviewed for completeness and accuracy before being considered officially submitted and the timeframes herein begin. Again, the township does not, to our knowledge, have a full-time staff. To our knowledge, the zoning inspector position is split between the zoning office and the road department. The position of Zoning Inspector is a single person so if that person is ill, on leave, or otherwise not in the office, there may not be someone to cover that person's duties. While we can appreciate the desire to provide an expedited process. The realities of the staff and resources of the township and their capability to meet these deadlines also need to be considered. Otherwise, the township will be set up for failure.

- F. **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 Board of 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 13.10 or any other applicable Township, County, or State statutes or rules. Ohio's Open Meetings Laws (Section 121.22 of the Ohio Revised Code) is 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.

LCPC Staff Review Comment

The following comment applies to Section 13.10(F) and (G):

Include the terms “complete and accurate” in the first sentence so that it reads as follows:

“The Zoning Commission may review said complete and accurate application materials at its next Work Session immediately following the submittal date of said complete and accurate application and at not other or additional Work Sessions.”

The following comments apply to Section 13.10(F) through (H):

The township should consider the ramifications of this text and timeframes to ensure they can commit and fulfill these duties in the time limits herein dictated. Ensure the township is considering the following:

- ***The resources are available at the township meetings to review the application. This includes resource documents listed herein, professions (contracted architects, engineers, surveyors, etc., other agencies' comments, etc.***
- ***The township board members are usually volunteers and community members. These individuals are likely professionals in their field for their jobs that they may have separate and apart from the township but are not likely***

professional architects, engineers, surveyors, planners, or plan examiners. Therefore, they may need to rely on additional input from these professionals which are obtained through outside contracts. Are these outside contractors able to provide information to the boards in the time between when an application is accepted and the board meeting, which is limited to one meeting only.

- *Consider the ability to have a quorum to conduct meetings. Township zoning commissions are a board of five members with possible alternates, and the Board of Trustees is a three-member board with no alternates. Many townships are having difficulties maintaining zoning commissions and boards of zoning appeals board members who are usually volunteers and community members. If these individuals are ill, on vacation, or otherwise not able to attend when the township receives an application and quorum cannot be met, then a meeting cannot be held. To reschedule a meeting require public notice, which may add another 10 days or more depending on how the notice is given in accordance with the Ohio Revised Code.*
- *Will the township have professionals for consultation, including architects, engineers, surveyors, and planners and authorized herein on retainer? If not, the timeframes to process contracts in accordance with government requirements would not likely allow for adequate review in the time limits of this document.*
- *There are other government agencies that the developer will need to obtain permits and approvals from. These government agencies have their own separate legal authorities, elected officials, or elected or appointed boards that direct their activities and responsibilities. These other government agencies may have processes that do not align with the township. Therefore, if the developer has not submitted to these agencies prior to the township process*

beginning, there may be delays on required input or approvals from these agencies. With the restrictions on the number of meetings and the timeframes listed herein, this will put the township in a difficult position. Their only option may be to deny the application until such time as this information can be obtained. Which will then create a longer process for the developer who now needs to start all over. As written this process allows no flexibility for the township to work with developers as it relates to the process. This may not be an issue and the township is fully aware of this and committed to these requirements. However, they may want to consider including some flexibility for the benefit of both the township and the developer.

Overall, the purpose of this comment is to provide considerations to the township so that they are adopting a process that is beneficial for the township and the developer, a manageable process, and a process that the township can fulfill within the time limits dictated. The goal is to not set the township up for failure. It is important for the township officials to carefully consider what they are committing to.

- G. **Board of Trustees Action:** The Board of Trustees shall schedule and hold a public hearing within 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 Board of Trustees shall render a decision on the Application and Development Plan within 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.
- H. **Condition of Approval:** Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code and in which Granville Township is a contracting party (a “JEDD”). No Application and Development Plan shall be approved unless this condition is met at the time of filing the complete Application. In the event that a JEDD is not yet in existence at the time of filing of an Application, an Applicant

shall include as part of the development text contained in the Development Plan a requirement that the Applicant shall affirmatively take all steps necessary to assist in the creation of a new JEDD in which Granville Township is a contracting party by agreeing to add all real property put to a commercial use in a new JEDD. In the course of assisting in the creation of this new JEDD, the Applicant shall be required to obtain an executed petition or petitions that fulfill the statutory requirements of R.C. 715.72(J) from the owner(s) of record, and the owner(s) of any businesses operating thereon, for any property included in the Application and Development Plan that is put to a commercial use, to effectuate and acknowledge said property owner(s) and business owner(s) consent and subjection to the JEDD. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property put to a commercial or mixed use that is part of an Application has joined a JEDD as required herein.

LCPC Staff Review Comment:

In the last sentence add that construction cannot begin. This may be implied, but often the envelope is pushed and it is important that the township clearly identifies what may occur. The following wording is suggested with the underlined text added:

No permits or Certificates of Zoning Compliance shall be issued and no authorization to begin construction may be issued by the Zoning Department until such time that all real property put to a commercial or mixed use that is part of an Application has joined a JEDD as required herein.

- I. **Basis of Approval:** In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:
 1. If the proposed Development Plan is consistent with the purpose, criteria, intent, and standards of this Section 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.
 2. If the proposed Development Plan meets the design features and development standards required in this Section and Zoning Code or otherwise are listed and approved as divergences.
 3. 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.
 4. 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.

5. Such other considerations which promote public health, safety, and welfare may be deemed relevant by the Board of Trustees.

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

- J. **Effect of Approval:** The Board of 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.
- K. **Plat:** The Development Plan as approved by the Board of Trustees shall be the subject of a subdivision plat to be approved by the Licking County Planning Commission, only if required by the Ohio Revised Code or the Licking County Planning Commission. When the land will be 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 Licking 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 CED for which a plat is required until such plat for that portion has been approved by the applicable platting authorities and recorded with the Licking County Recorder in accordance with the approved Development Plan and the Subdivision Regulations of Licking County, Ohio.

LCPC Staff Review Comment:

What is the purpose of this section? It is not fully clear what the purpose and intent of this section is. There is no review or approval requirement by the township to ensure that it matches the approved development plan.

The second sentence states the following:

“When the land will be developed in phases, plats for all phases shall be submitted in accordance with the timetable in the approved development plan.”

While this may work in a municipality that is under one authority, this language is not appropriate at the township and county levels. A government entity cannot bind another entity within its regulations. Therefore, this requirement is not enforceable. It is recommended this language is removed.

- L. 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 13.10.M 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.

LCPC Staff Review Comment:

Consider including text that identifies the process to revert the zoning to the prior district and return the overlay district as an overlay if the development plan expires and the developer is not moving forward with the project. If the development plan expires, the zoning does not automatically revert back to the prior district, and the overlay district returns as an overlay. This would require a formal zoning amendment action by the township in accordance with the amendment process. This issue has come up in other townships, where the development does not proceed, and the Licking County Prosecutor’s Office has determined that a zoning amendment process needs to be followed to revert the zoning to the prior classification and revert the overlay district as an overlay. This allows other developers to submit applications for alternate proposals and the township to follow the review process in the overlay district.

M. **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 Board of Trustees upon application of the owner(s), provided the Board of 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 Board of Trustees. A request for an extension shall be filed prior to the expiration of the established approval period.

LCPC Staff Review Comment

It is recommended that text is included to require the consideration of text amendments to the Granville township Zoning Resolution in determining whether or not an extension should be granted.

N. **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:

1. Minor Amendments: Within 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. (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.
 - iv. Like for like adjustments to specified building materials.

Anyone aggrieved by the Zoning Inspector's decision on a proposed minor amendment, may appeal said decision to the Board of Trustees within 30 days of said decision by the Zoning Inspector. The Board of Trustees shall hear said appeal within 30 days of receiving the appeal. The Board of Trustee's action is final and may be subject to appeal through Chapter 2506 of the Ohio Revised Code.

LCPC Staff Review Comment

The last paragraph needs to be reviewed by the Licking County Prosecutor's Office. Section 519.14(A) of the Ohio Revised Code, which discusses the powers and authority of the Board of Zoning Appeals, grants authority of the Board of Zoning Appeals to consider appeals and variances for Sections 519.02 to 519.25, which includes Section 519.021 Planned Unit Developments. Therefore, we do not believe that the appeal should be considered by the Board of Trustees. Rather it should be considered by the Board of Zoning Appeals.

Similarly, the text in this draft references "divergences" which is a variance from the standards herein. Again, these likely should be considered by the Board of Zoning Appeals. Therefore, it is strongly recommended that the Licking County Prosecutor's Office review this before adoption to ensure proper boards are taking action.

2. **Major Amendment:** All other proposed amendments, other than the four (4) identified in 13.10.N.1 above, shall be considered major amendments and must be approved by the Township Trustees after a public hearing.
 - i. The Township Trustees shall schedule and hold a public hearing within 30 days of receiving an application for a major amendment and provide 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 Article 13. 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 may be subject to appeal in accordance with Chapter 2506 of the Ohio Revised Code.

3. 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 CED.
 4. 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.
- O. 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 14 days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within 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.

LCPC Staff Review

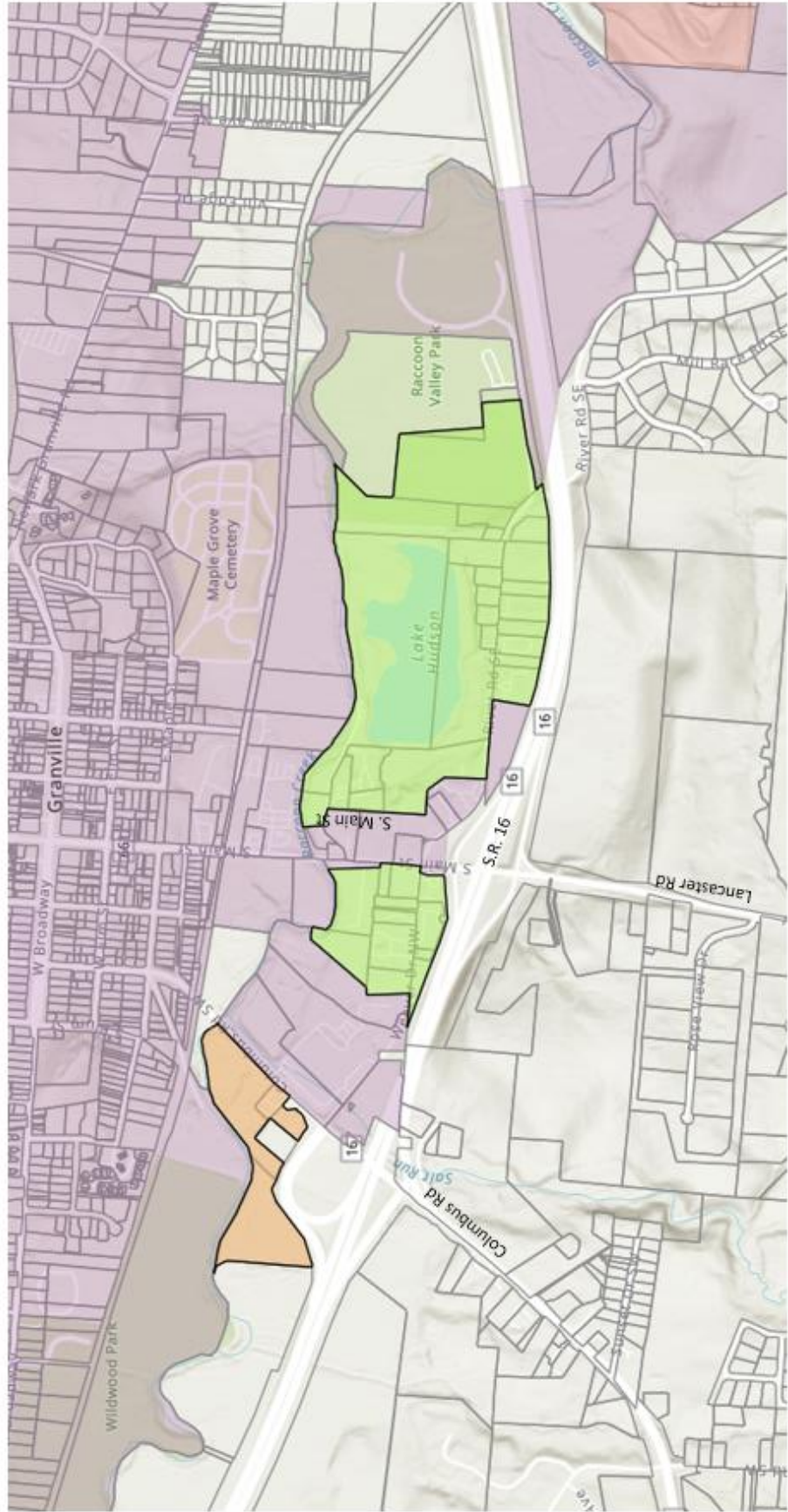
Due to the strict timelines of the draft text and limitation of the number of meetings the township may have, it is recommended that the township have in place before adoption any contracts needed for professional services. This may

include architects, engineers, and surveyors to assist the boards in their reviews if needed.

Additionally, the fees need to account for the provision of these services, which may vary by contract.

Appendix A

Granville Township Overlay Districts Subarea A1 and A3

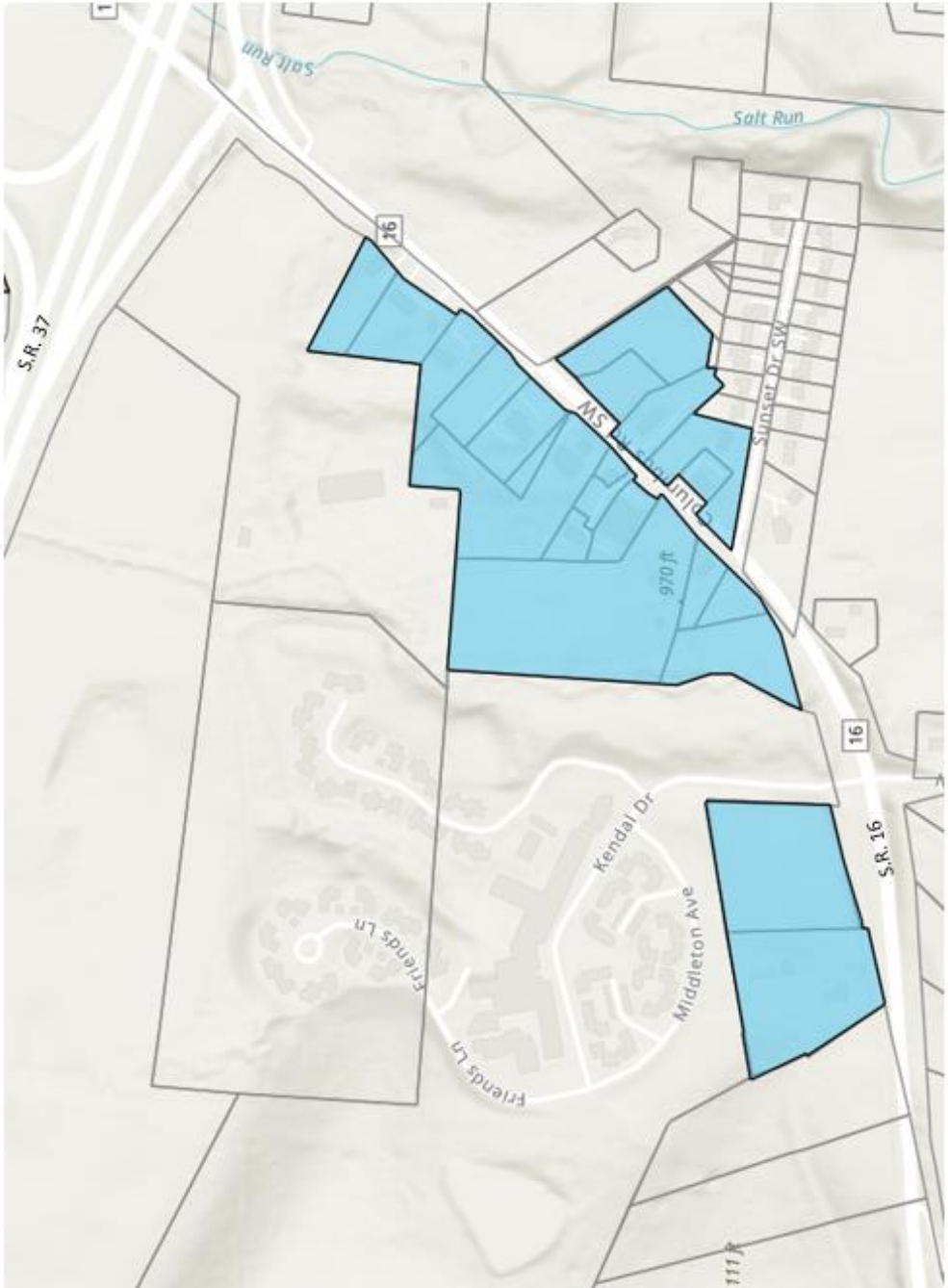


Key

 Overlay Subarea A1	 Village of Granville
 Overlay Subarea A3	 City of Newark

1/2 Mile

Granville Township Overlay Districts Subarea A2

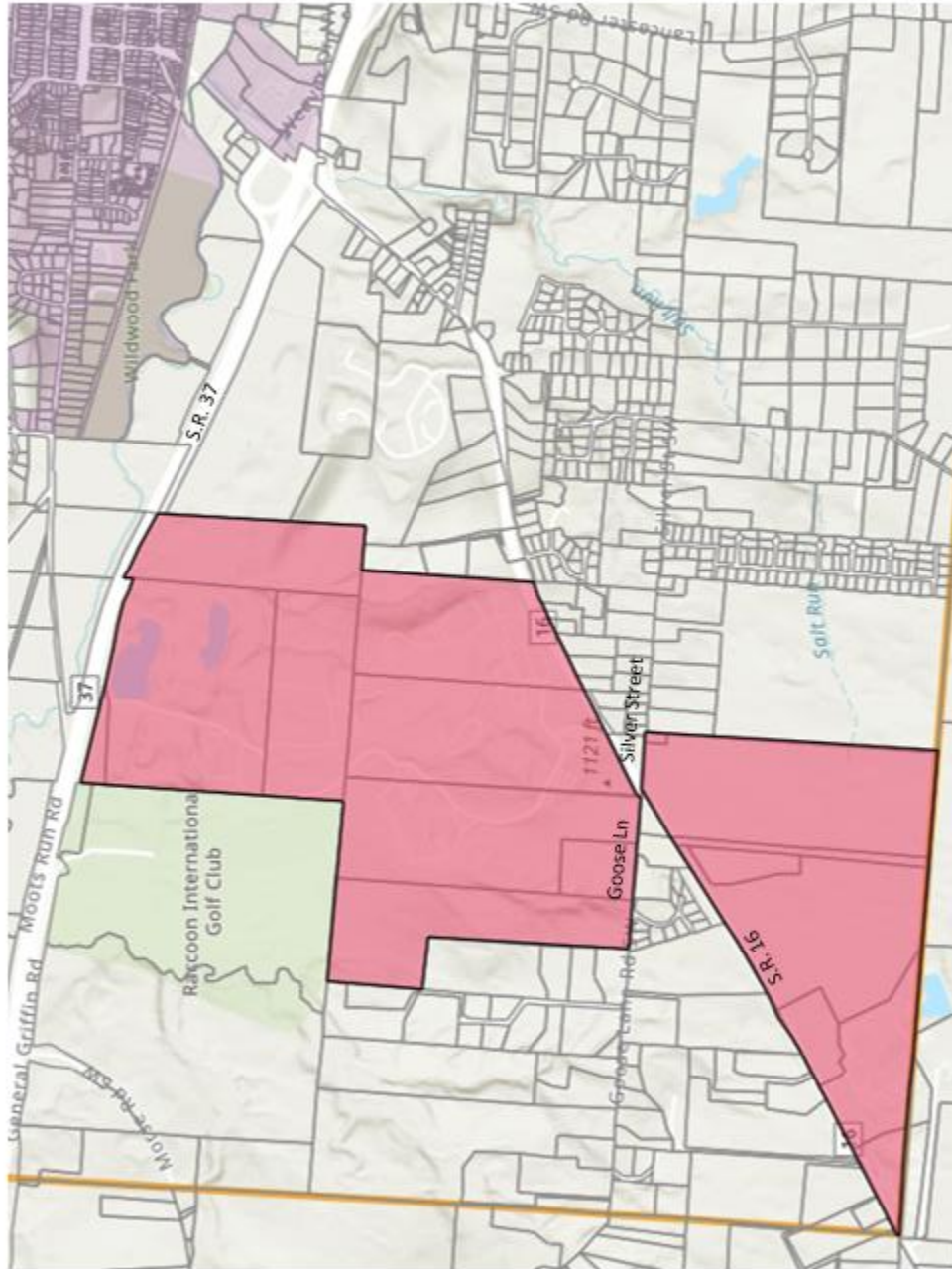


Key Overlay Subarea A2

1/2 Mile



Granville Township Overlay Districts Subarea B

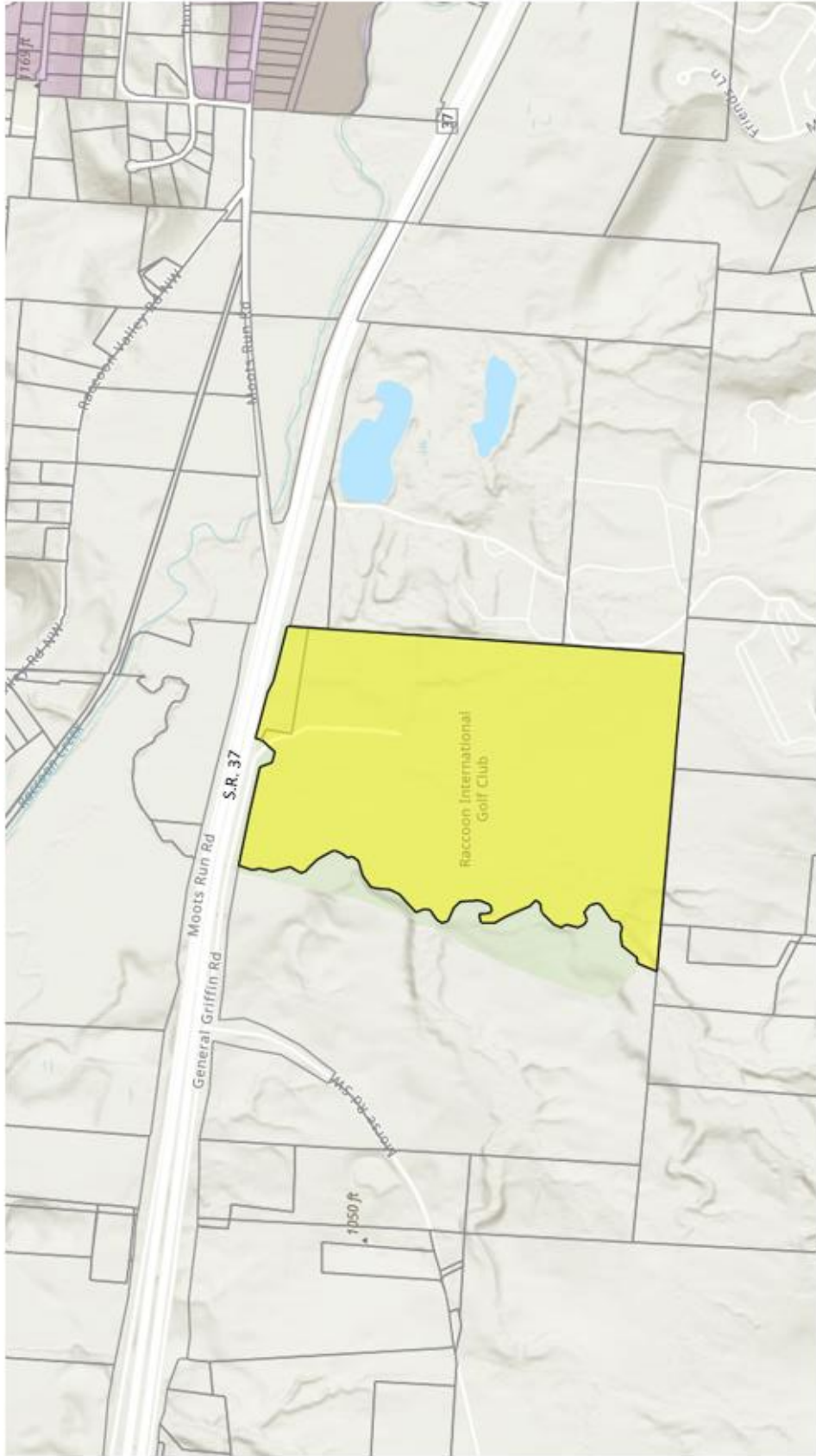


Key

- Overlay Subarea B
- Village of Granville

One Mile

Granville Township Overlay Districts Subarea C



Key

- Overlay Subarea C
- Village of Granville

Appendix B

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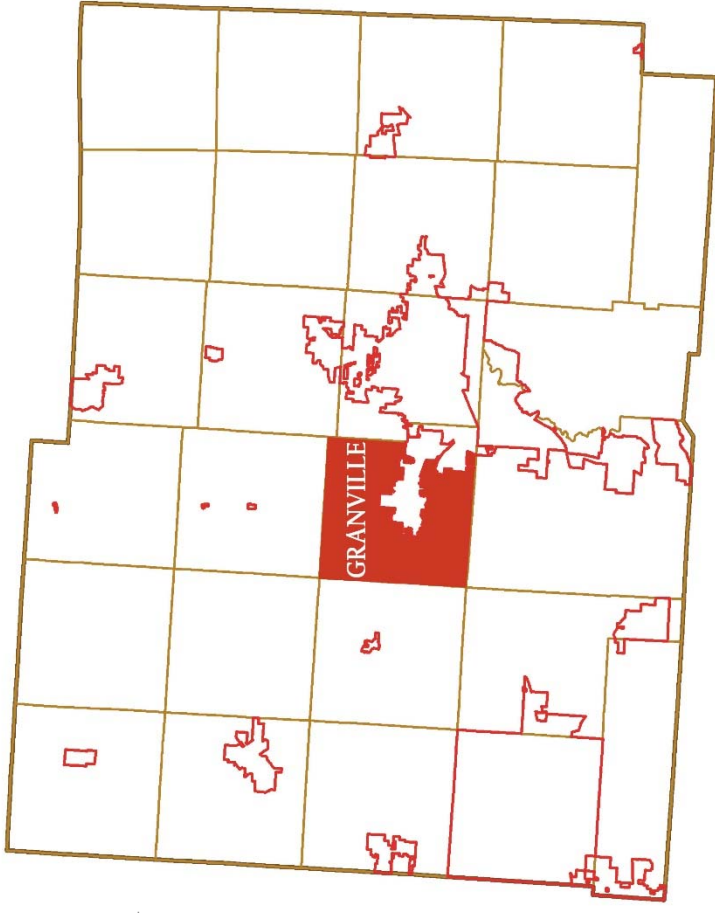
February 26, 2024

ZONING – TEXT AMENDMENT

Z-24-2

Granville Township Zoning Resolution

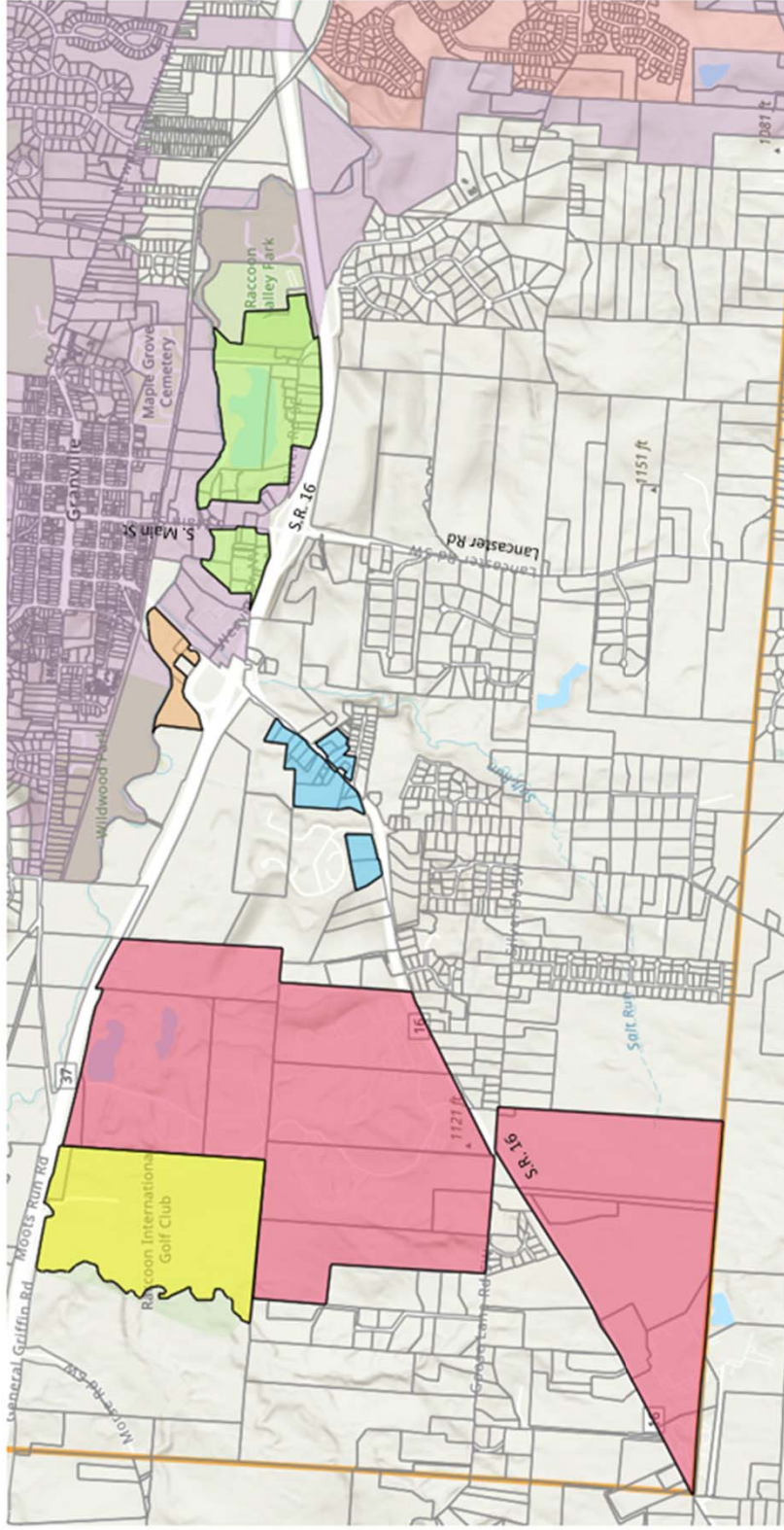
-Article 13: Community and Economic Development Overlay District (CED)



APPLICANT

Granville Township Zoning Commission

Granville Township Overlay Districts All Subareas A-C

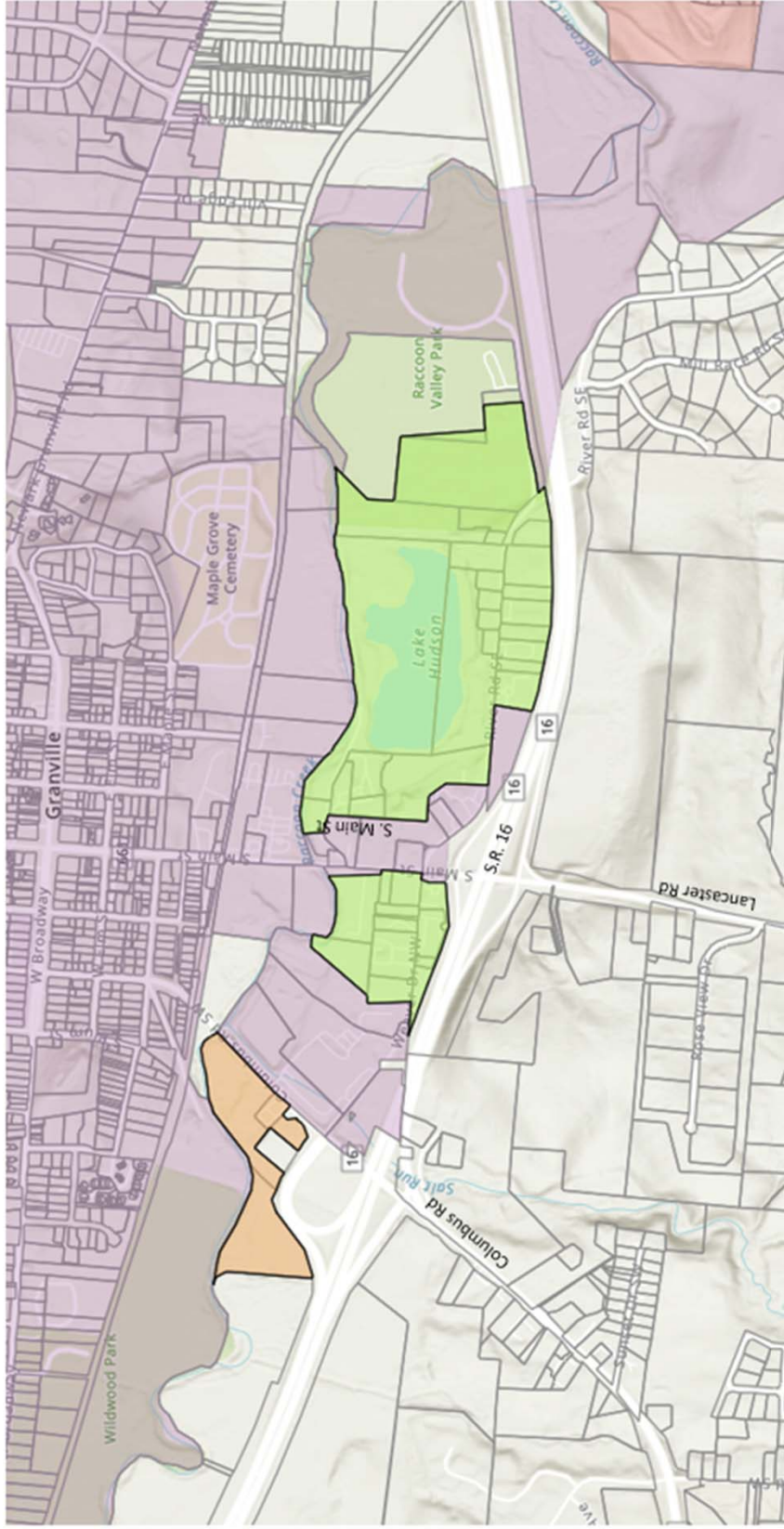


Key

- Overlay Subarea A1
- Overlay Subarea A2
- Overlay Subarea A3
- Overlay Subarea B
- Overlay Subarea C
- Village of Granville
- City of Newark
- Granville Township Borders

One Mile

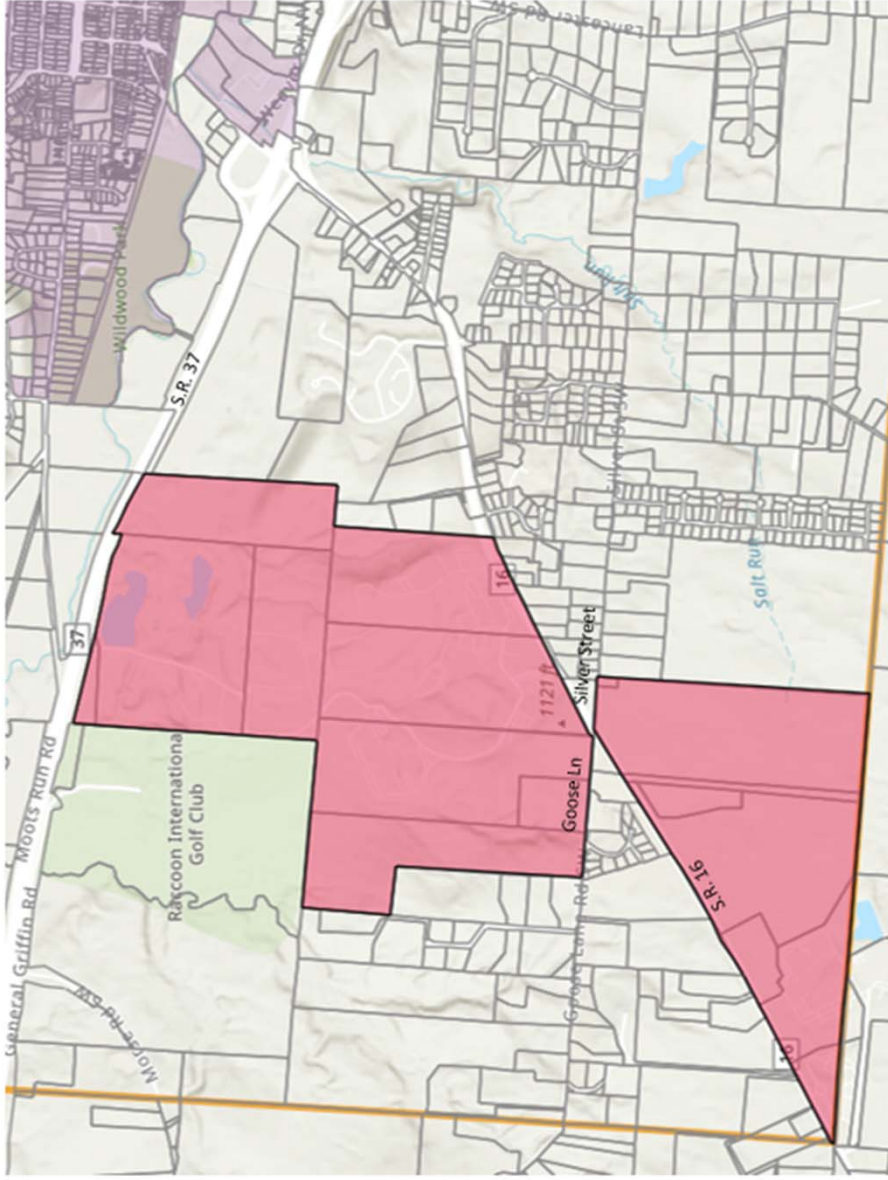
Granville Township Overlay Districts Subarea A1 and A3



- Key**
- Overlay Subarea A1
 - Overlay Subarea A3
 - Village of Granville
 - City of Newark



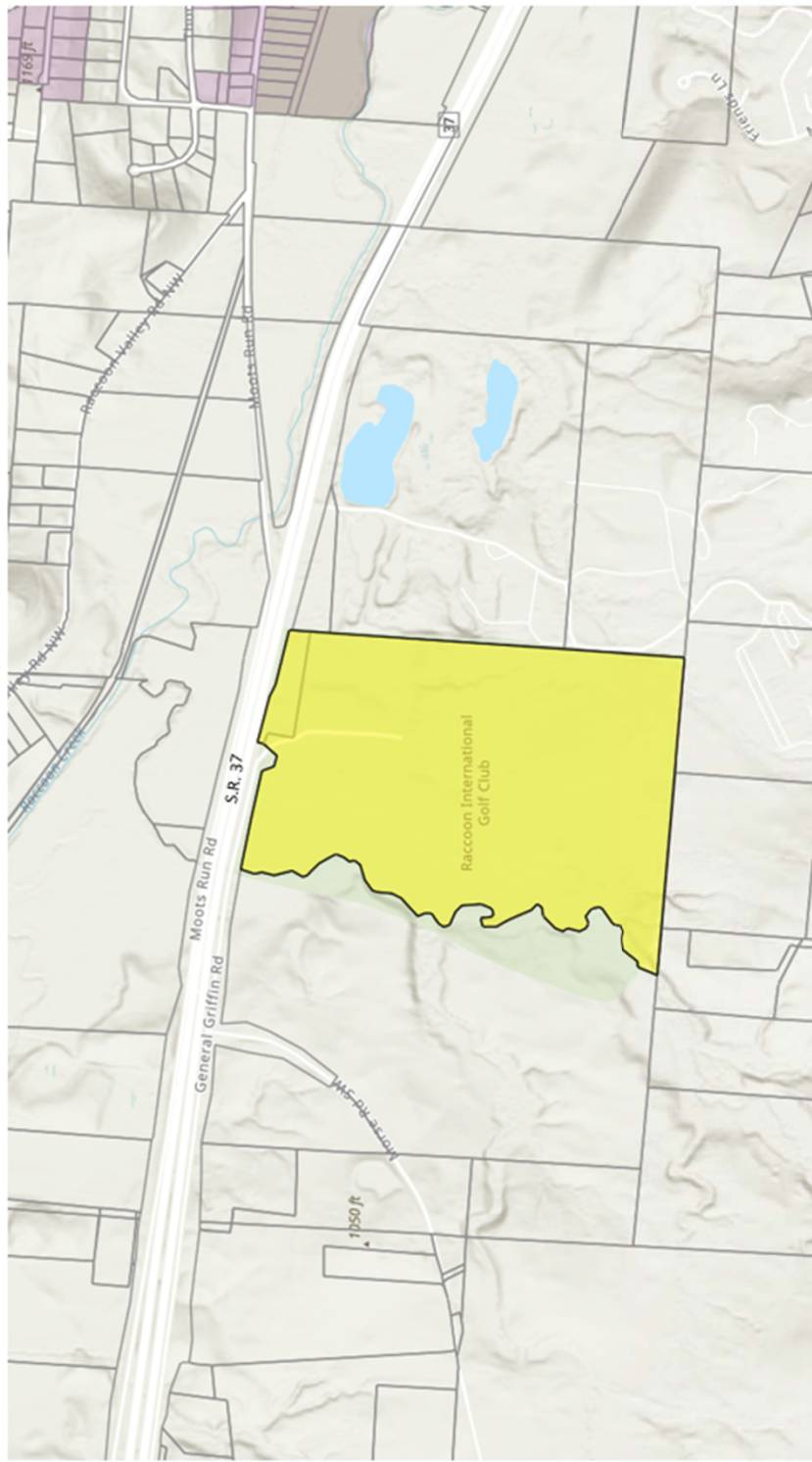
Granville Township Overlay Districts Subarea B



Key

-  Overlay Subarea B
-  Village of Granville

Granville Township Overlay Districts Subarea C



- Key**
- Overlay Subarea C
 - Village of Granville