

**BLENDON TOWNSHIP
ZONING AMENDMENT
NUMBER RZ16-000001**

February 9, 2015

BLENDON TOWNSHIP ZONING RESOLUTION

TEXT AMENDMENT

February 9, 2016

I. Section 7.00: The Special Districts

Section 7.00 shall be amended by adding the following special zoning district:

SECTION 7.60 COMMERCIAL OVERLAY DISTRICT (Section 660)

The Commercial Overlay District is established to create standards to enhance the commercial development pattern within Blendon Township.

II. Section 201.03: Special Districts

Section 201.03 shall be amended by adding the following special zoning district:

201.036 Commercial Overlay

III. Article VI Special Districts

Article VI shall be amended by adding the following:

SECTION 660 – COMMERCIAL OVERLAY DISTRICT

660.01 PURPOSE AND INTENT OF COMMERCIAL OVERLAY DISTRICT

The Commercial Overlay District (COD) was established to create standards to enhance the development pattern within the Township. Development of commercial properties has historically focused on automobile travel and overlooked pedestrian mobility. Thus, commercial development resulted in restrictive pedestrian access and a lack of connectivity between the streets and buildings due to large parking lots. The existing building setbacks and site orientation have also created a disjointed pattern, which has contributed to the lack of overall character and image of the Township.

Important goals of the COD include improving pedestrian mobility, accommodating multiple transportation options, and enhancing landscaping and building appearance. Improving these areas will help to maintain a high-quality community for residents and businesses, and create an economic environment to attract and support future development. The overlay standards are intended to achieve the following objectives:

- Implement appropriate building and parking setback standards that accommodate redevelopment and establish continuity and consistency within commercial districts;
- Promote high-quality building materials and timeless architecture;

- Establish and reinforce pedestrian-oriented development where appropriate;
- Promote development that features landscaping, facade transparency, rear parking lots, user-friendly access, and appropriately scaled lighting and signage;
- Enhance connectivity between uses to allow for easy flow of automobile and pedestrian traffic and;
- Enhance the attractiveness of commercial districts to further economic development.

660.02 ESTABLISHMENT OF COMEMRICAL OVERLAY DISTRICT

The boundaries of the COD are part of the Official Zoning Map. The COD applies to any and all commercial parcels and/or properties within Blendon Township having the Zoning District designation SO, NC, CC, CS, RI, or LI. Within the COD, there are three sub districts. These areas shall be referred to as the Pedestrian Oriented, Large Format, and General Commercial Sub Districts, defined as follows:

Section 660.021 – Pedestrian Oriented Sub District

Properties within the Pedestrian Oriented Sub District, classified as all commercial properties within Blendon Township having primary building frontages along Westerville Road between Dempsey Road and Paris Court, not including any properties classified in the Large Format Sub District.

Section 660.022 – Large Format Sub District

All commercial or industrially zoned properties for which total building floor area is greater than or equal to 40,000 square feet. Properties undergoing expansions which increase square footage will automatically change to this district one the square footage reaches 40,000.

Section 660.023 – General Commercial Sub District

Any area within the COD that is not defined by the Pedestrian Oriented or Large Format Sub Districts.

660.024 – Application and Extent

The COD shall apply and extend as follows:

- 1.) The expansion or redevelopment of a building's gross floor area by more than 75% within a seven year period shall subject the entire site to all standards and requirements herein;
- 2.) Routine maintenance and in-kind replacement of materials are exempt from the provisions herein;
- 3.) All new construction;

- 4.) The construction or installation of a parking lot is subject to all applicable provisions in 660.055; and
- 5.) Exterior lighting, fencing, and signage are subject to all the applicable provisions in 660.055.

660.03 PEDESTRIAN ORIENTED SUB DISTRICT

660.031 – Permitted and Conditional Uses

All uses, both permitted and conditional, shall conform to the uses and development standards of the underlying Zoning District of the property.

660.032 – Development Standards

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- a) Minimum building and pavement front setback: 25 feet
 - (i) Parking shall not be permitted in the front yard.
 - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Blendon Township Board of Trustees.
- b) Maximum front building façade setback: 40 feet
- c) Minimum rear and side yard building setback: 15 feet
- d) Minimum rear and side yard pavement setback: 10 feet

660.033 – Architectural Standards

Buildings shall receive four-sided architectural treatments, including traditional and natural materials and pedestrian-scaled architectural features. Building entrances must be emphasized and have at least one entrance oriented toward the primary street. Buildings shall have a tripartite organization, meaning they shall be designed with a base, middle, and cap.

660.04 LARGE FORMAT SUB DISTRICT

660.041 – Permitted and Conditional Uses

All uses, both permitted and conditional, shall conform to the uses and development standards of the underlying Zoning District of the property

660.042 – Development Standards

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks. Setbacks are measured from the property line.

- a) Minimum building and pavement front setback: 25 feet
 - (i) Parking shall not be permitted in the front yard. Access drives shall be permitted.
 - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Blendon Township Board of Trustees.
- b) Minimum rear and side yard building setback: 15 feet
- c) Minimum rear and side yard pavement setback: 10 feet

660.05 GENERAL COMMERCIAL SUB DISTRICT

660.051 – Permitted and Conditional Uses

All uses, both permitted and conditional, shall conform to the uses and development standards of the underlying Zoning District of the property

660.052 – Development Standards

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- a) Minimum building and pavement front setback: 25 feet
 - (i) One row of double-loaded parking may be permitted within front yard between front setback and front building façade. Access drives shall be permitted.
 - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Blendon Township Board of Trustees.
- b) Maximum front building façade setback: 90 feet
- c) Minimum rear and side yard building setback: 15 feet
- d) Minimum rear and side yard pavement setback: 10 feet

660.05 COD AREA WIDE STANDARDS

660.51 Accessibility

- 1) A public sidewalk with a minimum width of five (5) feet shall be provided along all streets (excluding alleys), extend across the entire frontage of the lot, and connect to the sidewalks on adjacent properties. Sidewalks located on private property shall be

maintained by the owner of the property. Sidewalks located within the public right of way will require a maintenance agreement with the applicable jurisdiction.

- 2) A pedestrian walkway with a minimum width of five (5) feet shall be provided from the public sidewalk to a primary building entrance.
- 3) A clearly marked pedestrian walkway/pathway with a minimum width of four (4) feet shall be provided from a parking lot to a building entrance.
- 4) Public /private spaces such as courtyards, plazas, and outdoor eating spaces shall be incorporated where applicable; such spaces may be located within the front yard setback upon approval from the Blendon Township Board of Trustees.
- 5) When deemed appropriate by the Zoning Administrator, pedestrian and bicycle connections to adjacent residential neighborhoods and bicycle paths shall be provided.
- 6) Amenities such as bicycle racks and benches shall be provided. Industrially zoned properties shall be exempt. The number and style of benches will be determined by the Zoning Administrator.

660.52 General Design Standards

- 1) A primary building shall be oriented parallel to a primary street, or as parallel as the site permits.
- 2) The height of a building shall be a minimum of eighteen (18) feet above grade.
- 3) A building frontage that exceeds a width of sixty (60) feet shall incorporate articulation, offsets of the wall plane, and/or pilasters to inhibit a large expanse of blank wall and add interest to the facade.
- 4) For a primary building frontage of a commercial use in any Sub District, a minimum of forty (40) percent of the façade area facing the primary street shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least four (4) feet, with the exception of blinds, curtains or other interior decorative elements.
- 5) A minimum of sixty (60) percent of the front building façade and thirty (30) percent of the side building façade, not including glass, shall be of traditional and natural materials.
- 6) Any drive-thru shall be attached to the principal building and located at the rear or side of the building.
- 7) Any roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.
- 8) Gables shall have a minimum depth of eight (8) feet, parapet walls shall extend around to the side of the building.

- 9) If fifty (50) percent or more of a building is redeveloped, overhead utilities serving that building shall be placed underground within a seven year period.

660.53 Landscaping and Screening

Landscaping is an important component which shapes the character of a site and the corridor in which it is located.

- 1) The greenbelt area or front setback area shall be landscaped and planted with at least one shade tree and three shrubs per fifty (50) lineal feet, or fraction thereof.
- 2) All rights-of-way and tree lawns must be maintained by the property owner in accordance with Township code.
- 3) Parking lots containing more than 6,000 square feet of area or 20 or more vehicular parking spaces shall provide interior landscaping as well as perimeter landscaping.
 - a) For every twenty (20) parking spaces, the applicant shall provide no less than two hundred (200) square feet of interior landscaped areas containing at least one tree with a minimum diameter of 2 inches, and four shrubs. Parking lot corners shall not count toward this requirement.
 - b) No individual landscape area shall be larger than 500 square feet in size in parking lots less than 30,000 square feet and no individual area shall be larger than 2,000 square feet in parking lots 30,000 square feet or over.
 - c) All parking lots shall provide perimeter landscaped screening with a mature height of not less than 24" to create a continual opaque buffer. Parking lots shall have perimeter landscaping of a minimum width of ten (10) feet exclusive of vehicle overhang. Screening selections shall be subject to the Zoning Administrators approval.

660.54 Lighting

- 1) Exterior lighting shall be designed, located, constructed, and maintained to minimize light and reflected light trespass and spill over off the subject property.
- 2) The light level along a property line adjacent to a residentially zoned or used property shall not exceed an average intensity of one-half (1/2) footcandle.
- 3) The height of parking lot lighting shall not exceed:
 - a) Eighteen (18) feet in the Pedestrian Oriented and General Commercial Sub Districts
 - b) Twenty-eight (28) feet in the Large Format Sub District

- 4) Parking lot lighting fixtures and poles shall be black in color. No 'shoe box' style fixtures shall be permitted.
- 5) Exterior building illumination shall be from concealed sources. Strobe or flashing lights and exposed neon lights are not permitted (does not apply to approved neon lights on windows). Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the facades onto neighboring property, streets, or the night sky as determined by the Zoning Administrator.
- 6) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas.

660.055 Parking and Circulation

- 1) The Blendon Township Administrator may reduce the required number of off-street parking spaces by up to fifty (50) percent in conjunction with a major site plan approval after giving due consideration to the following factors:
 - a) Type of land use/development;
 - b) Hours of operation;
 - c) Pedestrian traffic and accessibility;
 - d) Availability of transit service;
 - e) Opportunities for shared parking;
 - f) Availability of on street parking;
 - g) Availability of other public parking; and
 - h) Elimination of arterial curb cuts.
- 2) The Blendon Township Zoning Administrator may reduce or eliminate the required number of loading spaces in conjunction with a major site plan approval after giving due consideration to the following factors:
 - a) Frequency and time of deliveries;
 - b) Necessary size and nature of delivery vehicles;
 - c) Impact on adjoining streets or alleys; and
 - d) Neighborhood character.

660.55 Graphics

- 1) Notwithstanding anything to the contrary herein, in addition to all other code provisions, any new graphic, or sign, other than a like-kind replacement for maintenance reasons, or for a face change in a cabinet box, either ground or wall mounted due to a change in owner or occupant(s) is subject to all the provisions of this section.
- 2) The following types of signs are not permitted: exposed neon, monopole, roof mounted, rotating, flashing messages, bare bulbs, changeable copy (except fuel pricing, public, and semi-public uses), bench signs, wall cabinet signs, handmade signs, and banners.
- 3) Except as permitted within this section, only one ground sign is permitted per property street frontage; however it may include the names of all the major tenants of that parcel. Only a monument-type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten (10) feet from the right-of-way. For General Commercial and Pedestrian Oriented Sub Districts, the height of a ground sign shall not exceed six (6) feet above grade, and the sign area shall not exceed fifty (50) square feet. For the Large Format Sub District, the height of a ground sign shall not exceed fifteen (15) feet above grade, and the sign area shall not exceed 120 square feet.
- 4) Each tenant is permitted up to one wall sign per street frontage. The size of the wall signage shall not exceed one square foot per one linear foot of building face in which the sign is to be attached.
- 5) One wall mounted blade sign per building is permitted only in the Pedestrian Oriented Sub District, and are required to be a minimum of eight (8) feet above the walkway. Blade signs shall not exceed eight (8) square feet.
- 6) When indirectly lighting a ground sign, the light source shall be screened from motorist view.

SECTION 720 DEFINITIONS

This section contains many commonly used terms found within this chapter of the code. In addition to the definitions already listed in section 720, the following definitions are included.

Blade Sign- Projecting sign mounted on a building façade or storefront pole, or attached to a surface perpendicular to the normal flow of traffic.

Building Frontage - The side, or facade, of a building closest to and most nearly parallel to an abutting street.

Building Frontage, Primary - A building frontage that abuts a street listed as a primary street.

Building Frontage, Secondary - A building frontage that abuts an alley or street not listed as a primary street.

Building, Rear - The wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.

Drive-Thru - A building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

Footcandles - A unit of light intensity that is equal to the amount of light falling on one square foot area from a one candela light source at a distance of one foot (one lumen per square foot).

Gable - The triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof, or the whole end wall of a building or wing having a pitched roof.

Parapet Wall - A low wall barrier at the edge of a roof or structure, which may serve to prevent falls over the edge or serve as a stylistic feature.

Primary Street - Within this section, the following are designated as primary streets: Westerville Road, Morse Road, Cleveland Avenue, Executive Parkway, Sunbury Drive, and Corporate Drive.

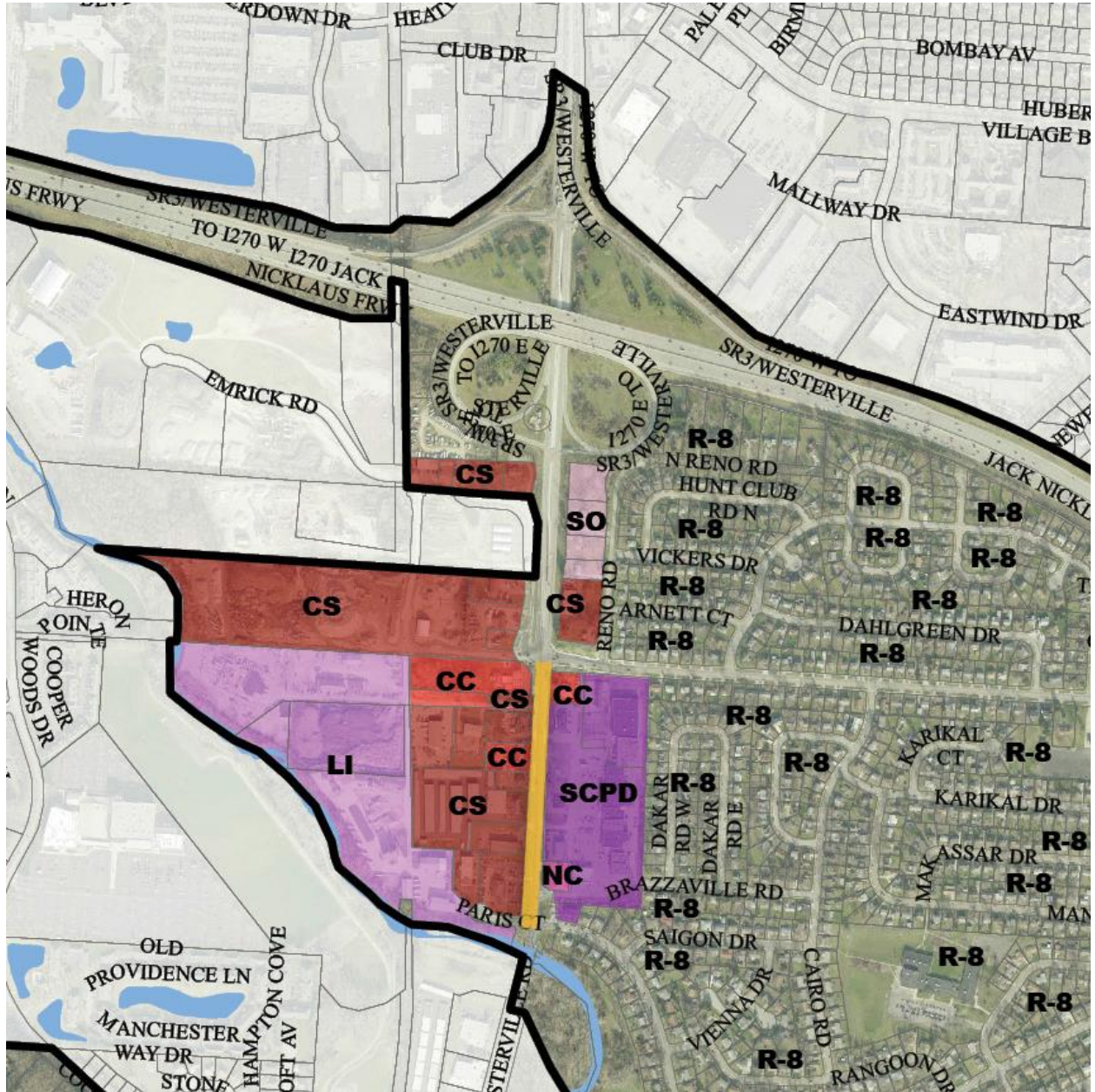
Routine Maintenance - Work that is planned and performed to maintain and preserve the condition of the building or site including but not limited to painting, landscaping, roof repair, parking rehabilitation, and window replacement and treatment.

Stacking Space - Area where cars are permitted to wait in a resting state to access a use, or at a traffic signal or sign.

Traditional and Natural Materials - Any of the following materials: clay bricks (full or thin set, if thin set, corners must have full brick appearance), stone, manufactured stone (samples must be provided), wood, or fiber cement board siding.

Tree Lawn - A small area, often planted with trees and grass, between a street and the sidewalk of that street.

**ATTACHMENT 1
COD OVERLAY ZONING DISTRICT MAP**



IV. Section 531.05: Limitation of parking in residential zoning districts

Section 531.051 shall be deleted in its entirety and amended as follows:

531.051 - Commercial Vehicles – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo, or freight, and shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.

The parking of commercial vehicles for longer than two hours on public streets or on properties within all residential districts is prohibited with the following exceptions:

1. Any vehicle owned or operated primarily by a resident of the household and which meets the following criteria:
 - a) Vehicle is classified as Class One or Class Two by the U.S. Department of Energy;
 - b) Vehicle does not exceed 10,000 pounds curb weight;
 - c) Vehicle does not contain more than four tires;
 - d) Vehicle does not contain and is not used to haul hazardous material as defined in the “Hazardous Materials Transportation Act”, 88 Stat. 2156 (1975), 49 U.S.C. 1801, as amended; and,
 - e) Vehicle is the only commercial vehicle operated and parked by a resident in the residential district of that resident.
2. Any vehicle being used for the purpose of delivery to or the receiving of goods or other articles from a residence, or in connection with the construction, repair, or other services performed, during the actual parking time.

V. Section 412.03 Procedure

Section 412.034 shall be deleted in its entirety and amended as follows:

412.034 – Effect of Approval – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the PUD Residential District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the approval of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period

and unless the Board of Trustees approves an extension of this time limit, 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 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.

VI. Section 420.03 Procedure

Section 420.035 shall be deleted in its entirety and amended as follows:

420.035 – Effect of Approval –The Development Plan as approved by the Blendon Township Board of Trustees shall constitute an amendment to the Blendon Township Zoning Map as it applies to the land included in the approved amendment. Detailed Site Plan approval is assured based on good faith compliance with the approved Development SCPD Plan.

The approval of the Development Plan shall be for a period of two (2) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, 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 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.

VII. Section 435.03 Procedure

Section 435.034 shall be deleted in its entirety and amended as follows:

435.034 – Effect of Approval – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the Planned Highway Service District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, 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 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.

VIII. Section 444.03 Procedure

Section 444.034 shall be deleted in its entirety and amended as follows:

444.034 – Effect of Approval – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the Planned Industrial Park District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, 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 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.

640.033 – Effect of Approval – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment of the Special District Map and a supplement to the Exceptional Use District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, 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 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.