



Planning Commission
App. No. 065-2014-TA, 066-2014TA
Lafayette Township
September 3, 2014

Meeting: September 3, 2014
Applicant: Lafayette Township Zoning Commission
Hearing: August 12, 2014 (Zoning Commission)
Amendments: Article III, District Regulations, Section 307, Innovation Park Planned Unit Development District (IPD)
Article IV, Sign Regulations, Sections 403 and 405
Reviewer: Susan Hirsch

Proposed Amendments: The amendments proposed by the Lafayette Township Zoning Commission, include:

1. Section 307, Innovation Park Planned Unit Development District (IPD)
2. Article IV, Sign Regulations, Sections 403 and 405.

New text is **bold and underlined**, deleted text is ~~struck through~~, and Staff Comments are in *italics*. Sections indicated in red were “Approved with Modifications” as separate new sections at the May 7, 2014 Medina County Planning Commission meeting, or as in the case of the Sign Regulations, reviewed informally in February 2014. With this Text Amendment, these sections are to be deleted from the Technology/Innovation Park District regulations.

1.

**ARTICLE III
DISTRICT REGULATIONS**

CHAPTER SECTION 307

~~Medina County University Technology~~ **Innovation** Park
Planned Unit Development District (~~TPD~~) **(IPD)**

307.1 Purpose

307.2 District Establishment

307.3 General Plan Requirements

307.4 Sublot Requirements

~~307.5 Application for Zoning Amendment Procedure~~

~~307.6 Application for Subdivision Regulations and Review by Medina County Department of Planning Services~~

Sec. 307.1 PURPOSE.

The ~~Medina County University Technology~~ **Innovation** Park Planned Unit Development District (~~TPD~~) **(IPD)** is established per Section 519.021 of the Ohio Revised Code.

It is the purpose of this District to encourage and accommodate a growing number of businesses and industries seeking to develop separate facilities for management headquarters, **manufacturing, light assembly, data centers**, training areas, research and development operations, and offices in conjunction with a university center campus, in the interest of the public health, safety, convenience, comfort, prosperity or general welfare of the ~~€~~**T**ownship. To accomplish this purpose the establishment of such a district requires the following:

- Facilities that are grouped together in order to provide common amenities such as adequate and convenient parking, service, utilities and a park-like, harmonious atmosphere;
- Development controls that will minimize offensive noise, vibration, smoke, odors, glare and other objectionable influences and hazards;
- A predetermined development plan providing appropriate screening, adequate separation from other land uses and more stringent controls; and
- Development in accordance with the goals, objectives and recommendations of the Chippewa Watershed Study (2002) to reduce the potential for flooding downstream.

Sec. 307.2 DISTRICT ESTABLISHMENT

The ~~Medina County University Technology~~ **Innovation** Park Planned Unit Development District (~~TPD~~) (**IPD**) is hereby established and shall consist of the area designated as the Medina County University Technology Park and shown on the General Plan and the legal description (Appendix A) attached herewith and incorporated as part of this chapter. The ~~TPD~~ **IPD** shall consist of two separate sections known as the ~~Technology~~ **Innovation** Park and The University of Akron Campus. The ~~TPD~~ **IPD** District is established as a Planned Unit Development District pursuant to section 519.021 (B) of the Ohio Revised Code.

Sec. 307.3 GENERAL PLAN REQUIREMENTS.

~~A. Principally Permitted Uses~~

The following uses, if conducted within an enclosed building or buildings, shall be permitted in ~~TPD~~ **IPD** District consistent with the ~~P~~urpose of this chapter:

1. Research and Development activities.
2. Corporate headquarters and offices.
3. Computer systems design and related services ~~as per NAICS 5415 as amended (Appendix B).~~
4. Educational institution.
5. Electronic assembly, research.
6. Laboratory.
7. Professional activities (engineering, design, sales, marketing).
8. Accessory Buildings.
9. **Other similar light duty manufacturing and assembly activities.**
“Light duty manufacturing” does not appear in the definition section of the Zoning Resolution. Does it differ from “Light Manufacturing”, which

is defined? Also, it is not clear as to what the “similar” reference applies, Suggest deleting the word “similar”.

10. Data centers.

~~B.~~ Permitted Limited Accessory Uses

1. Permitted limited accessory uses shall be contained wholly within a principal building. **Such uses shall be permitted to operate during hours consistent with that of the permitted use.**
- ~~2. Permitted limited accessory uses shall be permitted to operate during hours consistent with that of the principally permitted use.~~
2. No drive through services shall be permitted.
- 3.** Permitted Limited Accessory Uses Include:
 - a. Health and fitness/recreation or fitness facilities.
 - b. Day care.
 - c. Bank.
 - d. Automated Teller Machine (ATM). Limit one ATM per principal building. All ATMs shall be entirely enclosed within a principal building with all access being internal.
 - e. Courier/shipping. Limit one courier/shipping facility per principal building.
 - f. Coffee shop/retail. Limit one coffee shop/retail facilities per principal building.
 - g. Outdoor signs as regulated by ~~Section 4 subsection H and Section 5 subsection D.~~ **Article IV.**
 - h. Newspaper/bookstore. Limit one newspaper/bookstore facility per principal building.
 - i. Retail copy center. Limit one retail copy center per principal building.
 - j. Work Force development center.
 - k. Meeting facilities.

Although the term “limited accessory use” is currently used within the Technology Park text, it is not defined and does not appear to be used within any other zoning district. Staff suggests deleting the word “limited” or defining it if it differs from “accessory use”.

~~C.~~ ~~Conditionally Permitted Uses~~

~~Similar Uses~~

~~Uses similar to those designated in this chapter may be permitted in accordance with Section 1008 of the Lafayette Township Zoning Resolution.~~

C. Maximum Height of Structures

The maximum height of structures: Fifty (50) feet. Additional height may be permitted by the Zoning Commission and the Township Trustees, with written certification of the Township Fire Marshall that adequate fire suppression measures (stand pipes, sprinklers) are installed or other adequate means implemented for adequate protection of the health and safety of the structure occupants consistent with the Ohio Basic Building Code.

D. ~~General Plan Area Landscape Buffering -~~ **See Section 225 Landscape Regulations**

1. ~~Landscaping for the TPD District General Plan Area shall be as follows:~~
 - a. ~~Yards Adjoining a Residential District—Where a TPD district adjoins a residential district, the adjoining rear and side yard shall be 150 feet. The full area abutting the residential district to a depth of fifty (50) feet shall be landscaped and maintained to minimize any effects of a permitted use on adjacent residential district. The balance of the yard shall be used for open space or parking.~~
 - b. ~~Landscaping may include:~~
 - ~~Earth Mounds~~
 - ~~Evergreen and deciduous trees and shrubs~~
 - ~~□ Grassed Areas~~
 - ~~Paved sidewalks~~
 - ~~Walkways and bike paths~~

~~All walkways and sidewalks shall be designed with an overall site goal of interconnectivity.~~
2. ~~Blocks D, E, F and G as shown on the Medina County University Technology Park Subdivision Final Plat shall be used as Landscape Buffering. The Landscape Buffering shall be in conformance with the General Landscape Plan approved by the Township Trustees and attached as part hereto.~~

E. Streets and Drives

All streets and drives shall be in conformance with the Medina County Highway Engineer standards.

F. Utilities

All utilities shall be installed underground. Any access boxes or terminals that must be installed above ground shall be screened and landscaped per Section 5 subsection ~~F.5. below.~~ **225.**

G. Signs - **See Article IV Sign Regulations.**

~~A maximum of two (2) entrance signs may be placed at each of the main entrances to the TPD from S.R.162 and Lake Road. The location, dimensions, and~~

~~design of the signs shall be depicted on the General Landscape Plan for the TPD and approved by the Township Trustees.~~

Sec. 307.4 SUBLOT REQUIREMENTS.

A. Minimum Yard Standards

Setback requirements shall apply to all principal buildings and accessory buildings.

1. Minimum Sublot Area – There shall be no minimum sublot area for a ~~TPD~~ **IPD** use.
2. Minimum Sublot Width at the Building Line – 100 continuous feet.
3. Minimum Building Setback from Street Right-of-Way – ~~Fifty (50)~~ **Eighty (80) feet.** The required front yard may be used for parking except for a landscaped strip as provided in Section ~~5 subsection F~~ **225.**
4. Minimum Side Yard Width – Twenty-five (25) feet except when abutting a residential district where the side yard width shall be one hundred ~~fifty (150)~~ **(100)** feet of which a ~~fifty (50)~~ **thirty (30)** feet wide strip of the side yard along the boundary with the residential district shall be landscaped. The balance of the yard may be used for open space or parking.
5. Minimum Rear Yard – Fifty (50) feet except when abutting a residential district where the rear yard width shall be one hundred ~~fifty (150)~~ **(100)** feet of which a ~~fifty (50)~~ **thirty (30)** feet wide strip of the rear yard along the boundary with the residential district shall be landscaped. The balance of the yard may be used for open space or parking.

The front setback is increased from fifty to eighty feet and the side and rear setbacks when abutting a residential district are decreased from 150 to 100 feet and the landscape buffer is decreased from 50 to 30 feet. The Township did not submit justification for these changes; however, the Local Commercial (LC) and Light Manufacturing and Research Districts require an 80 foot front yard setback.

B. Frontage Requirements

All sublots shall have a minimum of one hundred ~~fifty (150)~~ **(100)** feet of continuous frontage on a street. Frontage shall be measured at the street right-of-way.

C. Parking - See Article V Off-Street Parking and Loading Areas.

1. ~~With the exception of Section 511 “Parking Lot Landscaping” all off-street parking shall conform to Article V of the Lafayette Township Zoning Resolution.~~
2. ~~Parking spaces may be located to the front of a Principal Building as approved as part of the Site Plan Review process.~~
3. ~~The layout and dimensions of all parking areas and driveways shall be approved by the Township Fire Marshall.~~

- ~~4. — Surfacing and Striping: All parking areas and loading spaces together with driveways, aisles, and other circulation areas, shall be surfaced with bituminous, concrete or equivalent surfacing and shall be striped.~~
- ~~5. — Wheel Guards: Wheel guards or curbs including bumper guards as may be necessary, shall be provided in connection with any off-street parking area to prevent overhang or other encroachments into the required or specific setback space.~~
- ~~6. — Landscaping: All parking areas shall be landscaped in accordance with Section 5 Subsection F.~~
- ~~7. — All areas affected by Cross Access and Shared Parking Agreements shall be shown.~~

D. Sublot Signage - See Article IV Sign Regulations

~~Signage for the University of Akron will be controlled through the Site Plan review process. Permitted signage on individual sublots in the Technology Park shall be limited to that specifically permitted below. Such sublot signs are subject to the following regulations:~~

- ~~1. — One (1) wall-mounted sign shall be permitted for each Principal Building with a height not to exceed twelve (12) feet from grade and twenty (20) square feet in size. Exterior lighting for such wall-mounted sign shall not shine on the public right-of-way or adjacent properties. Wall-mounted signs shall not be lighted internally.~~
- ~~2. — One (1) ground monument sign may be erected in the front yard of the sublot upon which the primary business building is located. Such sign shall not exceed five (5) feet in height from finished grade, or forty (40) square feet in area per side. Ground monument signs may be placed on an earthen mound. Such mounds shall not be higher than three (3) feet from original finished grade. Such ground monument sign shall not be located closer than ten (10) feet from the road right-of-way, nor closer than twenty (20) feet from any side yard lot line.~~
- ~~3. — Sublot directional and informational signs designed to direct and inform the public as to the location of exits, entrances, service areas, and loading and unloading areas are permitted. All sublot directional signage for driveway ingress/egress must be uniform and comply with the following design guidelines:
 - ~~a. — Two directional signs for each driveway ingress/egress are permitted.~~
 - ~~b. — Each directional sign shall be of a standard size, not to exceed eight (8) square feet.~~
 - ~~c. — Directional signs shall not be located in the road right-of-way.~~~~

- ~~4. Signage that is not visible from the public street shall be controlled through the Site Plan approval process.~~
- ~~5. Logos shall be permitted as part of any sign and, if used, shall be included in the overall size calculation of the sign.~~
- ~~6. All subplot signage must be shown on the Sublot Site Plan and approved by the Township Trustees.~~
- ~~7. Sublot signage size and height measurement:
 - ~~a. The surface area of a sign shall be computed as including the entire area within a regular geometric form comprising all of the display area of one side of the sign and including all advertising matter displayed. Frames and structural members not being advertising matter shall not be included in the computation of surface area.~~
 - ~~b. Where a sign consists of individual letters, elements or symbols, the measurement area shall consist of the area beginning at the first letter, element or symbol of the sign to the last letter, element or symbol, on the sign, including all wall space between the individual letters, elements or symbols.~~
 - ~~c. The height of a sign shall be measured from the base of the sign or supportive structure at its point of attachment to the ground to the highest element of the sign. A freestanding sign on a manmade base shall be measured from the original finished grade or mound.~~~~

E. Sublot Site Lighting - **See Section 410 Outdoor Lighting Regulations**

- ~~1. Lighting shall not constitute a nuisance and shall in no way impair safe movement of traffic on any road or highway. No lighting shall shine directly on adjacent properties.~~
- ~~2. All parking areas shall be properly illuminated to avoid accidents. Ground mounted lighting shall be permitted.~~
- ~~3. Light originating on a site shall not be permitted beyond the site to exceed the following values when measured at grade 10 feet beyond the property line for the following adjacent properties:~~

~~Residential = 0.3 foot candles~~

~~Multi-family = 0.5 foot candles~~

~~Office/Commercial = 1.0 foot candles~~

- ~~4. Outdoor Recreation Facilities— all outdoor recreation facility lighting 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.~~
- ~~5. All exterior lighting used to light vehicular use areas and pedestrian pathways shall be so arranged as to reflect the light away from adjoining premises or streets in this district or adjacent districts.~~
6. All other exterior lighting including, but not limited to doorways, architectural, accent, landscape, signage, decorative, security, floodlighting, or area lighting shall be so that no portion of the lamp, reflector, lens, or refracting system may extend beyond the housing or shield so as to create or allow glare to be visible from offsite.

F. Sublot Landscaping Requirements - **See Section 225 Landscaping Regulations**

~~The intent of this Section is to preserve and maintain land values and to promote public health and safety through the reduction of noise pollution, air pollution, and artificial light and glare.~~

1. ~~Application of Sublot Landscaping Requirements~~

- ~~a. New Sites: No Zoning Certificate shall be issued for any site development or the construction or improvement of any building, structure, or vehicular use, except where a landscape plan for such development or construction has been approved as required by the provisions of Section 307.~~
- ~~b. Existing Landscape Material: Existing landscape material shown on a Site Plan that is in satisfactory condition may be used to satisfy any landscaping requirement in whole or in part.~~
- ~~c. Planting Season: Weather permitting, all required grading and landscaping shall be completed within thirty (30) days of substantial completion of construction.~~

~~Stabilization measures necessary shall conform to standards and specifications outlined in the manual “Rainwater and Land Development, Ohio's Standards for Stormwater Management, Land Development, and Urban Stream Protection.”~~

2. ~~Landscape Strip Required~~

~~A landscape strip is required in the all Sublots of the TPD District. A landscape strip is measured from the right of way, as illustrated in **Illustration A.**~~

- ~~a. This landscape strip shall be grassed or vegetated and shall be provided along the full width of the lot. The landscape strip may be mounded in accordance with the approved Landscape Plan.~~
- ~~b. Within this landscape strip, there shall be at least one (1), two inch (2") caliper deciduous tree or small flowering trees with creative placement for every fifty (50) feet of road frontage, along with random shrub plantings.~~
- ~~c. Earth mounds and decorative landscape treatments shall not block adequate sight distances at driveway locations and intersections.~~
- ~~d.~~
- ~~e. The width of the landscape strip shall be no less than thirty (30) feet. Corner lots shall have a landscape strip of required width on both frontages.~~

~~3. Interior Parking Area Landscaping~~

- ~~a. Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading, and storage areas) that contains more than six thousand square feet (6,000 sq. ft.) of area or twenty (20) or more vehicular parking spaces shall provide interior landscaping in addition to any other required perimeter landscaping. Refer to **Illustration B**.~~
- ~~b. The amount of this interior parking area landscaping shall be not less than five square feet (5 sq. ft.) of landscaped area for each one hundred square feet (100 sq. ft.), or fraction thereof, of off-street parking area.~~
- ~~c. Landscaped islands or peninsulas shall be vegetated with grass or similar plant material not to exceed two (2) feet in height and for each three thousand square feet (3,000 sq. ft.) of open parking area, there shall be not less than one, two inch (2") caliper deciduous tree placed in each landscaped island or peninsula. Trees shall have a clear trunk of at least five (5) feet above the ground.~~

~~4. Landscaping at Driveway and Street Intersections~~

~~Trees and other plant materials or landscape elements are permitted near structures and driveway intersections provided such trees, plant materials, or landscape elements do not present a traffic visibility hazard.~~

~~5. Landscaping for Service Structures~~

- ~~a. Service structures shall be screened in all Sublots and Blocks.~~

- ~~b. Screening established with plant materials shall provide seventy-five percent (75%) opacity within two (2) years of planting. All other types of screening shall completely screen service structures.~~
- ~~e. The minimum height of the screening material shall be one foot (1') more than the height of the enclosed structure but shall not be required to exceed ten feet (10') in height.~~
- ~~d. Whenever a service structure is located next to a building wall, perimeter landscaping material, or off-street parking area landscaping material such as walls or screening material may fulfill the screening requirement for that side of the service structure if that wall or screening material is of an average height sufficient to meet the height requirement set out in this Section.~~
- ~~e. Dumpster and Storage Tank Location: Dumpsters and storage tanks shall be located in the rear of all Principal Buildings. On corner Sublots, dumpsters and storage tanks shall be located as far from both streets as possible and incorporated into the site design so that they are not visible from either street.~~
- ~~f. Dumpster and Storage Tank Screening: Dumpsters and storage tanks shall be enclosed on three sides by brick or masonry walls that match or complement the Principal Building. It is recommended that evergreen landscaping be planted around the outside of the dumpster screen wall to soften its appearance. Dumpsters and storage tanks enclosures shall be secured by lockable doors the design and color of which complement the enclosure walls.~~

~~6. Minimum Tree Coverage~~

~~Along with any other requirements for tree planting or preservation that may be described elsewhere in this Resolution, a minimum amount of tree coverage must be provided on a lot where a Principal Building is constructed or enlarged. This minimum amount of tree coverage shall be provided by new tree plantings, preservation of existing trees or a combination thereof, at a ratio of not less than one tree for each one thousand square feet (1,000 sq. ft.) of gross floor area of new Principal Building space. For the purposes of this section, a tree is defined as having two (2) inches or more of trunk diameter measured four and one-half (4½) feet above ground level.~~

~~7. Preservation of Existing Trees and Wooded Areas~~

~~As part of the review of any Site Plan submitted pursuant to Section 5 subsection I below, the proposed location of buildings, off-street parking areas, and other disturbed surfaces shall be accomplished with the desire to minimize the removal of individual trees having a trunk diameter of six inches (6) or greater as measured four and one half (4½) feet above ground level. Proposed Site Plans shall also demonstrate consideration toward placing structures and off-street parking areas to avoid the destruction of heavily wooded areas or outstanding tree specimens.~~

8. ~~Landscape Materials~~

~~The proposed landscape materials should complement the form of the existing trees and plantings, as well as the general design and architecture. The degree of shade or sun should be considered in selecting plant materials.~~

9. ~~Earth Mounds~~

~~Earth mounds may be used to block or screen the view of any adjacent off-street parking areas and shall be constructed with plant material to prevent erosion. Slopes on earth mounds shall be no greater than three to one (3:1) with a generally flat crest.~~

10. ~~Plant Materials~~

~~Artificial plants shall not be used to meet landscaping requirements, and all plant materials used to comply with provisions of this Section, shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.~~

11. ~~Maintenance and Installation~~

~~All landscaping materials shall be installed in a sound, workmanship-like manner, and according to accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials and shall keep them in a relatively weed-free condition, clear of undesirable undergrowth, and free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within 3 months or by the next planting period, whichever comes first. Replacement plants shall conform to the standards that govern original installation. Pruning, trimming or other suitable methods shall control all plant growth in landscaped areas, so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.~~

12. ~~Natural Forested Areas~~

~~Areas that are to remain in natural forest shall have a Forest Management Plan approved by the State Forester. On-going management shall be done in accordance with the Forest Management Plan. The Forest Management Plan should have as its goals the protection of the land from erosion and the preservation of aesthetics and wildlife.~~

~~13. — Visibility at Street Intersections~~

~~No structure, object or vegetation shall be placed within a triangle formed by the curb abutting the intersection and a line connecting points on the curb at a distance of twenty-five (25) feet from the point of intersection of each curb line (see **Illustration C.**)~~

G. Building Design Guidelines

1. Intent

The intent of these guidelines is to assure that buildings within the ~~Technology~~ **Innovation** Park are aesthetically compatible with one another and with the University of Akron Campus. The guidelines are general enough to allow each use to design facilities that are appropriate for their function without detracting from the ~~Technology~~ **Innovation** Park ambiance.

2. Building Design

Building design should reflect the general architectural character of the Innovation Park as established by the general architectural character of the University of Akron Campus portion of the IPD within the guidelines stated below:

a. Building materials

~~All building materials shall be subject to Sublot Site Plan Review and approval by the Township Zoning Commission and Board of Trustees.~~ Exterior materials ~~must~~ **should** give the appearance of high-quality and tasteful design. Materials ~~must~~ **should** have a durability equivalent to that expected of contemporary technology park buildings. Appropriate building materials include, but are not limited to, masonry (brick or architectural block), glass, pre-cast concrete (limited use) or stone.

~~b. — Prohibited Buildings and Material Types~~

~~The following building and material types are prohibited unless approved by the Township Zoning Commission and Board of Trustees.~~

~~1.) — Pole buildings~~

- ~~2.) Buildings with exposed concrete block~~
- ~~3.) Fiberglass panels, vinyl or aluminum siding or wood shingles~~
- ~~4.) Unpainted metal, galvanized metal or metal subject to ordinary rusting.~~

c. Exterior Colors

~~Exterior colors shall be subtle and have a uniform appearance. The contrast between trim or mortar and the dominant exterior finish should be moderate and tasteful. The dominant exterior shall have earth tone/natural shades, and shall be subject to Site Plan Review and approval by the Township Zoning Commission and Board of Trustees.~~

b. On-Roof Mechanical Facilities

All on-roof mechanical facilities such as air conditioner units should be screened on all sides to the height of the mechanical unit. Such screening ~~shall~~ **should** be complementary to the materials of the principal building.

c. Accessory Buildings

The University of Akron Campus –

One accessory building is permitted on the University of Akron Campus for each principal building, not to exceed four (4). The design and location of the accessory buildings will be reviewed as part of the subplot site plan review process.

The Technology **Innovation** Park Site –

All accessory buildings shall be located to the rear of the principal building and comply with all setback requirements. ~~Accessory Buildings shall be one story with a maximum height of eighteen (18) feet. One Accessory Building is permitted per Sublot and shall not exceed 400 square feet in area.~~ Accessory buildings shall be constructed with the same materials as the principal building.

~~H. Performance Standards.~~

~~The following performance standards shall be applicable to uses within TPD District:~~

~~1. Intent~~

- ~~a. The intent of this section is to require permitted uses to be established and maintained compatible with adjoining properties~~

~~through the control of noise, odor, glare, vibration, smoke, dust, radiation, waste, etc.~~

~~Because of the inherent characteristics of construction and some maintenance work, compliance with all Performance Standards as listed below may not be possible during these activities. It is understood that these activities are temporary and sound construction and maintenance practices shall be required to be used to minimize the impact on the adjoining properties. At no time shall such construction and maintenance activities become a nuisance.~~

~~b. — It is further the intent of this section to state the requirements for the construction and operation of permitted uses. In many cases, the relation of a prospective use to these performance standards cannot be judged properly at the time of the Zoning Permit issuance. In such cases, the recipient of the Zoning Permit shall note that these performance standards, like all other provisions of this chapter, are continuing obligations and that all permitted uses shall operate in compliance with these standards.~~

~~2. — Compliance Required.~~

~~The performance standards set forth in Subsection 3 below shall be followed, and any use which fails to comply with these standards shall be in violation of this section.~~

~~3. — Standards.~~

~~No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this Resolution, and any additional conditions and requirements prescribed, is or may become hazardous, noxious, or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, electrical interference, refuse matters, or water carried wastes.~~

~~During all construction and maintenance activities, sound construction and maintenance practices shall be used to minimize the impact on the surrounding properties. At no time shall such construction and maintenance activities become a nuisance.~~

~~a. — Noise~~

~~Fixed equipment sound levels shall not exceed sound pressure indicated in the following table. Sound pressure levels shall be measured with Sound Level Meter and/or Octave Band Analyzer~~

~~in conformance with the American National Standards Institute (ANSI) Standard S1, 4. Sound pressure levels shall be measured at the source property line or anywhere beyond the source property line, and need not be contiguous to the receiving property.~~

Noise Source	Time	Residential	Business
Business	Daytime	55 dBA	60 dBA
Business	Nighttime	50 dBA	50 dBA

~~b. Odors~~

~~Odors emanating from any activity shall not be discernible beyond the site or property line to such degree or of such characteristic as to be considered objectionable or cause extreme agitation to humans or animals. The evaluation and control of odors shall be in general conformity with procedures accepted by the American Industrial Hygiene Association.~~

~~c. Glare and Heat~~

- ~~1.) No permitted use shall cause heat at the site or property line so intense as to be a public nuisance or hazard. No such use shall cause illumination at or beyond any residence district boundary in excess of 0.3 footcandle.~~
- ~~2.) All exterior lighting shall be used in a manner that produces no glare on public highways, or neighboring property.~~

~~d. Vibration~~

~~Vibration shall not be discernible to the human sense of feeling beyond any site or property line for three (3) minutes or more duration in any one (1) hour.~~

~~e. Smoke~~

~~The measurement of smoke shall be at the point of emission. The U.S. Bureau of Mines Ringelmann Smoke Chart shall be used for this measurement. Smoke no darker or more opaque than No. 1 on such Chart shall be emitted. Smoke no darker or more opaque than No. 2 on such Chart shall be emitted for periods not exceeding three (3) minutes during any sixty (60) minute period. These provisions apply to smoke of any color, but with an equivalent opacity.~~

~~f. Dust~~

~~The emission of dust or other particulate matter shall be controlled to a degree consistent with current air cleaning capability. At no time shall it exceed No. 1 on the Ringelmann Chart, nor shall it be of such a nature or quantity as to interfere with operations on nearby sites or properties. Control methods accepted by the be followed and used as the standard.~~

~~g. Gases~~

~~The emission of gases or fumes shall be controlled to a degree consistent with current air cleaning capability. At no time shall gases or fumes be discharged into the atmosphere in such concentrations or of such a nature as to be toxic, corrosive or noxious to persons, plants or animals, or to interfere with operations on nearby properties. The latest published edition of "Air Pollution Manual," published by the American Industrial Hygiene Association, shall be the guideline for the control of gaseous emissions.~~

~~h. Fire and explosive hazards~~

~~All operations shall be carried on with reasonable precautions against fire and explosive hazards in accordance with all applicable standards.~~

~~i. Water pollution control~~

~~1.) All uses within the TPD shall be served by Medina County central sanitary sewer system.~~

~~2.) All storm water management facilities shall be designed to maintain the highest feasible runoff quality through basin design and use of swales as per the Medina County Soil and Water Conservation District and the Medina County Highway Engineer requirements.~~

~~j. Storm Water Management:~~

~~Storm water management facilities shall address and, if determined to be feasible by the Medina County Highway Engineer,~~

~~implement relevant recommendations of the Chippewa Watershed Study (2002).~~

H. Sublot Site Plan – **See Section 216 Site Plan Review and Conformance**

~~1. Sublot Site Plans Required~~

~~A Site Plan is required when any new construction, alteration, modification, change of use or enlargement of a structure is proposed.~~

~~In order to promote the orderly and appropriate development of a Site Plan consistent with the goals and objectives of this Zoning District, the Board of Township Trustees or the Township Zoning Commission may encourage and engage in public discussions with the applicant prior to formal submission of the Site Plan. Such review of proposed Sublot Site Plans and issues will provide greater assurance that the project complies with the objectives, standards, and criteria of this Zoning Resolution before major design and engineering expenditures have been committed to the project. This review reduces the likelihood that major adjustments and revisions would be required as a result of deficiencies found during the formal review of the plans.~~

2. ~~Sublot Site Plan Approval~~

~~All applications for Site Plan approval shall contain the following information:~~

a. ~~A written description of proposed development that includes:~~

- ~~1). The applicant's name, address, and phone number.~~
- ~~2). A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.~~
- ~~3). The address and parcel number(s) of the property.~~
- ~~4). The name and address of the property owner(s) of record, if the applicant is not the owner.~~
- ~~5). Name and address of the engineer, architect, and/or surveyor.~~
- ~~6). Project description, including the proposed use(s), total number of buildings, units, offices, square feet, total and useable floor area, parking spaces, employees by shift, and similar related project specific information.~~
- ~~7). Project completion schedule/development phases.~~
- ~~8). Names and addresses of all contiguous and adjacent property owners.~~
- ~~9). Proposed cross access easement documents.~~

~~b. Site Plan drawing(s) which illustrate the following information:~~

- ~~1). A vicinity map drawn at a scale of 1" = 2000' with north arrow indicated.~~
- ~~2). The acreage of all parcels in the project.~~
- ~~3). Land uses, zoning classification, and existing structures on the subject parcel and approximate location of existing structures on contiguous and adjacent parcels.~~
- ~~4). Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.~~
- ~~5). Existing topographic elevations at two-foot intervals, proposed grades, and direction of drainage flows.~~
- ~~6). Identify any riparian corridors on the parcel(s) and label the required stream bank buffer setback accordingly.~~
- ~~7). Location and elevations of existing watercourses and water bodies, including natural and/or man made surface drainage ways, flood plains, and wetlands.~~
- ~~8). Location of existing and proposed buildings and intended uses thereof, as well as the length, width, height and proposed building materials for each building.~~
- ~~9). Proposed location of accessory and service structures, buildings, and uses including, but not limited to, all flagpoles, light poles, bulkheads, loading docks, storage sheds, transformers, air conditioners, generators, and similar equipment, and the method of screening where applicable.~~
- ~~10). Location of existing public roads, rights of way and private easements of record, and abutting streets.~~
- ~~11). Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes (if any) serving the development.~~
- ~~12). Location, design, and dimensions of existing and/or proposed curbing, barrier free access, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all~~

~~lighting thereof.~~

~~13) Location, size, and characteristics of all loading and unloading areas.~~

~~14) Location and design of all sidewalks, walkways, bicycle paths, and areas for public use.~~

~~15) Location of water supply lines including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, and connection points.~~

~~16) Location of all other utilities on the site including but not limited to fiber optic cables, natural gas, electric, cable TV, telephone, and steam.~~

~~17) A landscape plan consistent with Section 5 Subsection F above.~~

~~18) Location, size, and specifications of all signs including lighting.~~

~~19) Exterior lighting locations with area of illumination illustrated, as well as the type of fixtures and shielding to be used.~~

~~20) Location and specifications for all fences, walls, and other screening features with cross-sections.~~

~~c. Drawings with specifications where appropriate illustrating the following features:~~

~~1.) Building Design~~

~~2.) Exterior elevations~~

~~3.) Building materials with samples~~

~~3. Sublot Site Plan Review~~

~~a. Application Approval Process~~

~~1.) All applications for Sublot Site Plan approval shall be submitted to the Lafayette Township Zoning Inspector or Zoning Commission Secretary. Once deemed to be complete, the Township official shall submit the Site Plan and all accompanying information and drawings to the Lafayette Township Zoning Commission and the Medina County~~

~~Planning Commission for concurrent review.~~

- ~~2.) The Zoning Commission shall review the application and make a recommendation to the Lafayette Township Trustees within forty five (45) days after the last public meeting at which the Site Plan is reviewed. The recommendation shall be for Approval, Approval with Modifications, or Disapproval. The recommendation shall be adopted by a simple majority of the Commission members in attendance at a scheduled meeting of the Commission. Such meeting shall meet all requirements of the State of Ohio "Sunshine Law." If disapproved, the Commission shall state in the minutes of the meeting the specific reasons for the disapproval. The Site Plan application and the Zoning Commission's recommendation shall then be forwarded to the Lafayette Township Board of Trustees for their consideration.~~
- ~~3.) The Medina County Planning Commission may simultaneously review the application as a Site Plan and/or as a replat of the Medina County University Technology Park Subdivision.~~

~~Applications to the Medina County Planning Commission must be submitted at least fourteen (14) days prior to the next regularly scheduled meeting of the Planning Commission. The Medina County Planning Commission shall review the Sublot Site Plan application and make a recommendation at its next regularly scheduled meeting after the application's receipt pursuant to Section 307.6 below to the Lafayette Township Board of Trustees. The recommendation shall be for Approval, Approval with Modifications, or Disapproval. The recommendation shall be adopted by a simple majority of the Planning Commission members in attendance at a scheduled meeting of the Commission. If disapproved, the Planning Commission shall state in the minutes of the meeting the specific reasons for the disapproval. The Planning Commission's recommendation shall then be forwarded to the Lafayette Township Zoning Commission and to the Lafayette Township Trustees for their consideration and final determination.~~

- ~~4.) The Lafayette Township Board of Township Trustees shall review all submitted materials, and the recommendations of the Lafayette Township Zoning Commission and the Medina County Planning Commission. The Trustees may Approve, Approve with Modifications, or Disapprove a Site Plan. If the Site Plan is approved or approved with modifications, the~~

~~Trustees shall authorize the issuance of a Zoning Certificate upon finding said Plans are consistent with the purposes, objectives, and requirements of Section 307.~~

- ~~5.) The Board of Trustees shall act on any Sublot Site Plan submitted under this section within forty five (45) days from the time of the receipt of the recommendations of the Zoning Commission and the Medina County Planning Commission. Any person submitting a Site Plan may agree to a longer review period by the Board. Within seven (7) days after a Site Plan is submitted and deemed to be complete, the Board shall notify the adjacent property owners of the proposed development and meeting dates by letter via regular delivery by the U.S. Postal Service.~~
- ~~6.) The Township Trustee's action on a Site Plan is an administrative action and not subject to referendum however, it is appealable to Common Pleas Court pursuant to ORC Chapter 2506. Only a simple majority of the Township Trustees is required to countermand a recommendation of the Zoning Commission.~~
- ~~7.) At any time during the Sublot Site Plan review process, the Board may seek expert advice or cause special studies to be made for input to its review of any plans or proposals submitted. Proposed building plans shall be reviewed by authorized representatives of the Lafayette Township Fire Department to assure conformance with appropriate fire, safety, building, and sanitary conditions.~~
- ~~8.) The applicant may be required to provide additional information or re-study all or part of the proposal, or to have additional studies done. The costs of securing expert advice or studies shall be borne by the applicant. The Board of Trustees may submit any or all Site Plans and proposals to the Soil and Water Conservation District or any other similar organization for review and recommendations prior to acting on any such plan.~~
- ~~9.) When a particular Site Plan involves a variance request and/or conditional use approval, the Board of Zoning Appeals may consider such matters concurrently with Site Plan approval, provided all other applicable hearing and notification requirements are met.~~

~~b. — Review Criteria~~

~~All Sublot Site Plans shall be reviewed on the basis of uniform criteria that advance the principals of good site design to provide safe vehicular access and pedestrian movement. Site Plans shall also be reviewed on the basis of achieving site designs that will promote a healthy natural and built environment for residents. Specific approval criteria include the following:~~

- ~~1.) The Site Plan shall show that a proper relationship will exist between thoroughfares, service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety on both public and private lands.~~
- ~~2.) All development features, including the Principal Buildings, open spaces, service roads, driveways and parking areas, shall be so located as to minimize the possibility of adverse effects upon adjacent development.~~
- ~~3.) Building location and placement shall be developed with consideration given to minimizing removal of trees, the protection of Riparian Corridors and wetlands, and change of topography.~~
- ~~4.) Maximum visual and auditory privacy for surrounding properties and occupants shall be provided through the design of the relationship among buildings, fences and walls, landscaping, topography, and open space.~~
- ~~5.) Parking area landscaping and screening shall be arranged to minimize large expanses of hard surfaces and to channel traffic flow in a safe and expeditious manner.~~
- ~~6.) Parking and loading provisions shall meet the requirements of this Resolution and on site traffic circulation shall be designed to provide adequate access for fire and police protection, and minimize interference with the traffic carrying capacity of adjacent streets.~~
- ~~7.) All utilities on site shall be located underground.~~
- ~~8.) When a proposed Sublot development, or combination of proposed Sublot developments, simultaneously involve disturbing more than one (1) acre of total land area, a Storm Water Pollution Prevention Plan (SWP3) shall be submitted. An SWP3 plan shall be prepared with the same essential components and requirements as required by the Ohio~~

~~Environmental Protection Agency. Grading and surface drainage provisions shall be designed to minimize adverse effects on abutting properties, streams, and public streets, and to minimize the possibility of erosion in a manner consistent with the requirements of the SWP3. The Board may require that the Medina County Soil and Water Conservation District, County Engineer, or other registered engineer review such grading plans, with any costs borne by the developer. The costs to alleviate surface drainage problems on adjacent property due to development shall be borne by the developer of the property causing the problem.~~

~~9.) The design and construction standards of all private roads, driveways, and parking areas, shall conform to the standards of the Medina County Highway Engineer. All private streets, driveways, and parking areas shall be of a useable shape and improved with asphalt, concrete, or other durable and dustless pavement or surface.~~

~~c. Action on Sublot Site Plans~~

~~Upon review by the Township Zoning Commission and the Medina County Planning Commission, and receipt of the transmittal of the Site Plan application and recommendations, the Board of Township Trustees shall take one of three actions on a Site Plan as described below:~~

- ~~1.) A Sublot Site Plan may be approved as submitted.~~
- ~~2.) A Sublot Site Plan may be approved with modifications expressly stated in a motion passed by the Board of Township Trustees.~~
- ~~3.) A Sublot Site Plan may be disapproved.~~

~~J. Approval of Zoning Certificates~~

~~After the approval of a Sublot Site Plan, the Zoning Inspector shall issue a Zoning Certificate. However, where approval of the Medina County Planning Commission shall be required in compliance with the Subdivision Regulations, no permit shall be issued until such approval is obtained.~~

~~K. Expiration of Zoning Certificates~~

- ~~1. The Zoning Certificate shall become void at the expiration of two (2)~~

~~years after the date of issuance unless construction is started. If no construction is started or use is changed within two (2) years of date of issuance of a Zoning Certificate, a new Zoning Certificate is required upon proper application and approval through the Site Plan review process. A one year extension of a Zoning Certificate may be issued by the Township Trustees upon request.~~

- ~~2. All construction shall be completed within two (2) years of date of issuance of the Zoning Certificate. One two year extension of approval of a Zoning Certificate may be issued by the Township Trustees upon a formal request of the applicant or developer so long as construction is continuing.~~
- ~~3. For phased projects, the Zoning Certificate that is initially issued shall remain valid throughout all phases of development unless:
 - ~~a. There is substantial change(s) to the Sublot Site Plan. If there are substantial changes to the approved Sublot Site Plan, a revised Sublot Site Plan shall be submitted in accordance with Section J; or~~
 - ~~b. There is a significant change(s) in facts or circumstance as deemed by the Township Trustees that require revision to the approved Sublot plan. If changes to the approved Site Plan are so required, the revised documents shall be submitted in accordance with Section 5 Subsection I Sublot Site Plans.~~~~

~~L. Construction~~

~~Nothing contained in these regulations shall hinder the construction of a building or prohibit its use where a permit was previously issued and construction has started before the permit's expiration date, and provided further that such building shall be completed within two (2) years from the date of issuance of a Zoning Certificate.~~

~~M. Conformance with Approved Sublot Site Plans~~

~~All aspects of the development shall substantially conform to the approved Site Plan. No injurious or offensive effects shall result from the development or operation of the proposed use. The control of nuisance effects, such as noise, smoke, dust, fumes, electrical interferences, storage and disposal of wastes, shall meet accepted current standards. It shall be a violation of this Resolution for any building or premises to be occupied or used prior to conformance with all applicable requirements of this Resolution and completion of all specifications of this section including required landscaping except as permitted in Section 5 Subsection F 1 c, drainage, parking area, road, and driveway improvements according to the plans approved by the Township.~~

~~N. Amendments to Approved Site Plans~~

~~Amendments to approved Site Plans may be made in the same manner as an original Site Plan approval, except that an applicant need not resubmit information that has already been submitted and approved as part of a previous Site Plan review process.~~

~~O. Phased Site Plans~~

~~In order to assure that a project will be developed consistent with the purposes of this Resolution, the Site Plan(s) for a project may be submitted indicating development in phases, if such project can logically be divided into phases. The entire project will be reviewed for conformance with all applicable regulations in this Resolution and shall be given preliminary approval to the entire project if it so conforms. Approval of subsequent phases shall be given subject to the following:~~

- ~~1. Upon substantial compliance with the Site Plan(s) given preliminary approval; and~~
- ~~2. Upon conformance with all applicable regulations of this Resolution; and~~
- ~~3. Upon a finding by the Board of Trustees that all preceding phases conform to all requirements of this Zoning District and conform to approved Site Plans.~~

~~**SECTION 307.5 APPLICATION FOR ZONING AMENDMENT PROCEDURE.**~~

~~The application to amend the Zoning Resolution and to rezone the land known as the Medina County University Technology Park Subdivision to a Planned Unit Development pursuant to ORC 519.021 B shall include the following:~~

- ~~A. A completed application;~~
- ~~B. The General Plan consisting of:
 - ~~1. The Final Plat for the site,~~
 - ~~2. The General Landscape Plan;~~~~
- ~~C. The text of the Medina County University Technology Park Planned Unit Development District.~~

~~**SECTION 307.6 APPLICATION OF SUBDIVISION REGULATIONS AND REVIEW BY MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES.**~~

- ~~A. The provisions of the Medina County Subdivision Regulations apply to TPD Districts.~~

- ~~B. As approved by resolution by the Medina County Planning Commission (Planning Commission) and the Medina County Board of Commissioners, the Department of Planning Services (DPS) shall review and make recommendations to the Medina County Planning Commission on each phase of the development of the Medina County University Technology Park Subdivision project, including, but not limited to the Concept Plan, Preliminary Plan, Final Plat, Replats, and Site Plans for each individual Sublot or development phase.~~

- ~~C. Particular reference shall be made to the consistency of the plan as originally approved by the Township, compliance with the Lafayette Township Zoning Resolution, the Medina County Subdivision Regulations, the Property Owner Covenants and Restrictions, and any agreements made between the Medina County Commissioners and the applicant.~~

- ~~D. The proposed plan submitted to the Department of Planning Services as part of the application for review shall include the same information required in Section 5 Subsection I-2, and shall be submitted on or before the regular deadline date as required for the submittal of subdivision plans to the Department of Planning Services.~~

- ~~E. If the Department of Planning Services finds that the plan(s) are substantially consistent with the purpose of the Township approval, the Lafayette Township Zoning Resolution, the Medina County University Technology Park Planned Unit Development regulations, the Medina County Subdivision Regulations, the Property Owner Covenants and Restrictions, and agreements made between the Medina County Commissioners, and the applicant, it shall recommend approval to the Planning Commission.~~

- ~~F. Upon determination by the Department of Planning Services that a complete application package has been submitted, the plan shall be scheduled for the next regularly scheduled Planning Commission meeting. If the application package is incomplete, the development plan will be scheduled for the next available Planning Commission regularly scheduled meeting when the application package is deemed to be complete.~~

- ~~G. The Planning Commission shall review the recommendation of the Department of Planning Services and, upon determination that the development plan is in substantial conformity with all of the above requirements, shall approve the development plan.~~

Sections 307.5 Application for Zoning Amendment Procedure and 307.6 Application of Subdivision Regulations and Review by Medina County Department Services are regulated by the Ohio Revised Code and the Medina County Subdivision Regulations and it is not necessary to be stated within the Innovation Park District regulations.

Schedule of Permitted, Conditional and Accessory Uses:

	IPD Innovation Park Planned Unit Development District
A. Offices and Medical Services	
1. Administrative, business and professional offices, including public administrative office.	P
2. Automated teller machine	A
3. Financial establishment	NP
4. Hospital, medical clinic, urgent care facility, ambulance/emergency medical services, and accessory uses.	A
5. Medical or dental office	NP
6. Research/testing laboratory	P
7. Data centers	P
B. Retail, Services, Entertainment	
1. Retail in completely enclosed buildings	A
2. Personal service facilities offering services directly to the public, including, but not limited to, hair care, dry cleaner, shoe repair, and photography studios.	A
3. Drive-thru facility associated with a permitted use.	NP
4. Restaurant	A
5. Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment services; protective services; equipment rental and leasing.	P
6. Copying services open to the general public on a retail basis.	NP
7. Funeral home	NP
8. Instructional studios	NP
9. Other services including carpet cleaning, small appliance and electronic repair	NP
10. Indoor recreation	NP
11. Sports/Fitness center	NP

	Innovation Park Planned Unit Development District
12. Golf course, miniature	NP
13. Theater, indoor	A
14. Veterinary clinic	P
15. Self-storage facilities	NP
C. Automotive/Transportation	
1. Agricultural equipment, construction equipment, implements sales, service and rental, provided such uses comply with zoning code.	NP
2. Automotive service station	NP
3. Car wash	NP
4. Gasoline station	NP
5. Automobile dealership	NP
D. Lodging	
1. Hotel, motel	NP
E. General Commercial	
1. Trade/contractor's facility including carpenter, cabinetry, upholstery, sheet metal, plumbing, heating, roofing, air conditioning, sign painting and other similar facilities	P
2. Vehicle equipment, and/or machinery repair garage	A
F. Outdoor Activities	
1. Park/playground	NP
2. Outdoor recreation	NP
G. Community Facilities	
1. Assembly hall, meeting place for fraternal, charitable, social or other organization	NP
2. Business school, college or university	P
3. Church or other place of worship	NP

	Innovation Park Planned Unit Development District
4. Congregate care facility ^{SRI} SRI – Evidence of compliance with applicable Federal, State and local laws and regulations, including facility licensure, shall be furnished to the Township.	NP
5. Day care center, child and/or adult	A
6. Library, museum	A
7. Post office	NP
8. Public safety facility	P
9. Public service facility	P
10. School, public or private	NP
H. Manufacturing Uses	
1. Electric, metal, plastic and wood products and equipment	P
2. Tools and hardware, tool and die pattern making and other small machine shops	P
3. Other similar light duty manufacturing and assembly activities	P
I. Other Uses	
1. Wireless telecommunication tower and/or facility not classified as a public utility	P
2. Sexually oriented business	NP
J. Accessory Uses	
1. Accessory buildings	A
2. Accessory retail establishments in office buildings in compliance with the zoning code.	P
3. Fences and walls	A
4. Off-street parking and loading areas	A
5. Signs	A
6. Waste receptacles	A
7. Wind energy conversion systems	A

8. Outdoor wood-fired hydronic heaters	A
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Note: P = Permitted Use; C = Conditional Use; A = Accessory Use; NP = Not Permitted.

The entire Schedule is added text.

There are no Conditionally Permitted Uses in the Innovation Park District. Therefore, Staff recommends that “Conditional be deleted from the title of the above Schedule and C-conditional use be deleted from the note following the Schedule.

Staff Comments:

1. Throughout Chapter 307, this amendment proposes to delete the term “Technology Park” and replaces it with the term ”Innovation Park”.
2. Additionally, changes to the Purpose Statement and to the list of Permitted Uses include the addition of “other similar light duty manufacturing and assembly activities” and “data centers” as permitted uses.
3. Inconsistencies exist between Section 307.3 A Permitted Uses, and the Schedule of Permitted, Conditional and Accessory Uses. There are also inconsistencies within the Schedule itself such as “professional offices” and “veterinary clinics” are permitted but “medical and dental offices” are not permitted. Permitted Uses and above schedule.
4. There are no Conditionally Permitted Uses in the Innovation Park District. Therefore, Staff recommends that “Conditional be deleted from the title of the above Schedule and C-conditional use be deleted from the note following the Schedule.
5. Staff recommends that the schedule be omitted; however, if it is to remain it needs to be reworked to be consistent with the Permitted Uses listed in Section 307.3A and to eliminate internal inconsistencies.

Staff Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** for Chapter 307 Innovation Park District (IPD) of the Lafayette Township Zoning Resolution subject to the following:

1. Delete the word “duty” from the phrase “light duty manufacturing” or define it if it is intended to be distinguished from “light manufacturing”.
2. Delete the word “limited” before “accessory use” or define it if it is intended to be distinguished from “accessory use”.
3. Delete the entire Schedule of Permitted, Conditional and Accessory Uses or correct the inconsistencies and include uses that are consistent with the purpose statement. The Staff would be happy to work with the Township if the Township wishes to retain and refine the Schedule

Staff further recommends that Lafayette Township submit these text amendments to the Prosecutors Office for their final review.

2.

**ARTICLE IV
SIGN REGULATIONS**

SECTION 401 PURPOSE UNCHANGED

SECTION 402 COMPUTATIONS UNCHANGED

SECTION 403 REGULATIONS AND MAXIMUM AREA FOR SIGNS

A. Address Signs (**No Permit Required**):

1. Nonresidential Districts – One (1) address sign not exceeding two (2) square feet and a maximum of four (4) feet in height shall be permitted for each business in a nonresidential district.
2. Residential Districts – One (1) address sign not exceeding two (2) square feet and a maximum of four (4) feet in height shall be permitted for each dwelling or use authorized in a residential district

B. Awning/Canopy Signs (**Permit Required**):

See “Wall Sign”

C. Billboards (Permit Required):

Billboards shall be permitted only in Commercial and Industrial Districts and land used for agriculture, as required by Section 519.20 of the Ohio Revised Code, and shall require a zoning permit. Such signs shall be located so as to maintain the same minimum front, side and rear yard requirements as for buildings in that district, except no such sign shall be located closer than five hundred (500) feet to a dwelling. Nor shall any such sign be permitted closer than five hundred (500) feet to a public park, public or private school, library, church, hospital or similar institution. The maximum area of such sign shall be three hundred (300) square feet. The maximum height of such sign shall be thirty five (35) feet. Such signs visible to approaching traffic on either or both sides of a right of way shall have a minimum spacing of at least five hundred (500) feet.

D. Ground Signs (**Permit Required**):

All ground signs shall be erected in a landscaped setting and not on sidewalks, drives or in parking lots. Neither the landscaping nor the ground sign shall obstruct the view of vehicles entering or exiting the property.

1. Nonresidential Districts - All ground signs in nonresidential districts shall conform to the following:

- a.) One single-sided sign or one double-sided sign shall be permitted per nonresidential development and shall be located a minimum of ten (10) feet from the road right-of-way. One additional ground sign shall be permitted for a corner lot when the total lot frontage of all roads equals or exceeds three hundred (300) feet. When a ground sign is located on a lot with more than one tenant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor tenant, all tenants, or some combination thereof.
 - b.) Ground signs shall not exceed thirty-two (32) square feet in area and shall not exceed a height of ten (10) feet. Ground signs may have up to seventy-five percent (75%) of the permitted sign area devoted to changeable copy.
 - c.) Ground signs shall be located no closer than ten (10) feet from the road right-of-way. Ground signs shall be located no closer than ten (10) feet from any side lot line bordering another nonresidential district. When a side lot line of a nonresidential district coincides with a residential zoning district or use, the minimum side setback shall be twenty (20) feet.
 - d.) ~~Digital ground signs are allowed subject to sections a), b) and c) above but the copy cannot be changed less than every thirty (30) seconds.~~
2. Residential Districts - Ground signs in residential districts shall be permitted: schedule
- a.) At the entrance to a residential subdivision or planned unit development one single-sided sign or one double-sided sign shall be permitted.

All ground signs in residential districts shall conform to the following:

- a.) Ground signs shall not exceed twenty-four (24) square feet in area and shall not exceed a height of ten (10) feet.
- b.) Ground signs shall be located no closer than ten (10) feet from the road right-of-way. Such sign shall be located no closer than twenty (20) feet from any side lot line.

E. Projecting Signs (**Permit Required**):

See "Wall Sign".

F. Digital Signs

Digital signs are allowed subject to general regulations in Section 403 A. through E. above with the following restrictions:

1. **Digital billboard signs are not permitted.**
2. **Digital signs are only allowed on the premises they advertise.**
 - a. **Ground signs – up to 75% of the allowed sign area may be digital.**
 - b. **digital.**
 - c. **Wall signs – up to 33% of the allowed sign area may be digital.**
3. **The digital portion of the sign shall only display characters(letters, numbers, symbols, etc.) that are available on a standard computer keyboard.**
4. **Digital signs shall remain static for a minimum of thirty (30) seconds and will change the display instantaneously (i.e. no fading in and out).**

Thirty seconds is a long time for one image and somewhat defeats the purpose of a digital sign with changeable copy. Very few onlookers would see more than one message. Suggest 10-15 seconds.

5. **The brightness of a digital sign is limited to 5000 nits during the day (after sunrise and before sunset) and 200 nits at night. In addition, digital signs shall be programed to dim and brighten automatically in response to ambient light changes.**

Enforcement of this regulation is dependent on the Township having access to the necessary equipment to measure a sign's brightness.

Suggest the addition of a requirement that the display will go dark if there is a malfunction.¹

F.G. Temporary Signs: **UNCHANGED EXCEPT FOR RE-LETTERING**

G.H. Wall Sign (**Permit Required**): **UNCHANGED EXCEPT FOR RE-LETTERING**

H.I. Window Signs (**No Permit Required**): **UNCHANGED EXCEPT FOR RE-LETTERING**

SECTION 404 SIGNS EXEMPT FROM REGULATION UNCHANGED

SECTION. 405 PROHIBITED SIGNS

All signs not expressly permitted in this Chapter are prohibited in the Township. Such signs include but are not limited to the following:

¹ Menelaos Triantafillou, Alan C. Weinstein: The Regulation of Signage: Guidance for Local Regulation of Digital On-Premise Signs

- A. ~~Animated, flasher, blinker, racer type, intermittent, video, tri-vision or similar devices,~~ **M**oving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, exposed light bulbs, and strings of lights not permanent mounted to a rigid background, except those exempt under the previous Section, and other similar types of attention-getting devices.
- B. Banners and flags except as otherwise permitted in this Chapter.
- C. Signs on temporarily placed vehicles.
- D. Signs containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals.
- E. Signs mounted on the roof of any building or structure.
- F. Signs located in the road right-of-way or which obstruct traffic.
- G. Signs, other than those exempt under the previous Section, attached to a utility pole, tree, trash receptacle, bench, wind energy conversion system, or other structure not intended or approved as a sign support.

**SECTION 406 CRITERIA FOR THE DESIGN AND CONSTRUCTION OF SIGNS
UNCHANGED**

SECTION 407 MAINTENANCE UNCHANGED

SECTION 408 ADMINISTRATION PROCEDURES UNCHANGED

**SECTION 409 ALTERATION AND REMOVAL OF NONCONFORMING SIGNS
UNCHANGED**

Staff Comments: “Digital Sign” is not currently defined. It is suggested that a definition be included in Article XII Definitions.

Staff Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** for the above proposed text amendment to the Lafayette Township Zoning Resolution subject to Staff Comments. Staff further recommends that Lafayette Township submit this text amendment to the Prosecutors Office for their final review.

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