

PART THREE
ZONING DISTRICTS

ARTICLE XI

STANDARD ZONING DISTRICT REGULATIONS

Section 11.01 Regulations for the Use and Development of Land or Structures

Regulations pertaining to the use of land and/or structures and the physical development thereof within each of the zoning districts as established in Article XII, are hereby established and adopted.

Section 11.02 Rules of Application

11.02.01 Identification of Uses

Listed uses are to be defined by their customary name or identification, except as specifically defined or limited in this Resolution.

11.02.02 Permitted Uses

- A. Only a use designated as permitted shall be allowed as a matter of right in any zoning district, and any use not so designated shall be prohibited unless:
 - 1. A permitted use may be added to a zoning district by formal amendment, in conformance with Article IV of this Resolution.
 - 2. An unlisted use may be determined by the Board of Zoning Appeals to be a similar use, in accordance with Section 11.02.05 of this Article.

- B. In no case shall there be more than one (1) principal building used for residential purposes on any single lot of record.

11.02.03 Accessory Uses

An accessory use or structure is a subordinate use or structure clearly incidental and secondary to the principal permitted building or use, and located on the same lot with such principal building or use. Accessory uses or structures shall be allowed in accordance with the specific district regulations and the requirements of Article XXV this Resolution.

11.02.04 Conditional Uses

A use designated as a conditional use shall be allowed in the zoning district where the designation occurs, when such use, its location, extent and method of development will not substantially alter the character of the vicinity, or unduly interfere with or adversely impact the use of adjacent lots. To this end, the Board of Zoning Appeals shall, in addition to the development standards for the specific district, set forth additional requirements as will render the conditional use compatible with existing and future use of adjacent lots in the vicinity, in accordance with Article IX of this Resolution.

11.02.05 Similar Uses

Determination as to whether a use is similar to uses permitted by right shall be considered as an expansion of use regulations of the district and not as a variance applying to a particular situation. Any use found similar shall thereafter be considered as a permitted use in that district.

Applications for zoning permits for uses not specifically listed in the permitted building or use classifications of the zoning district, which the applicant feels qualify as a similar use under the provisions of this Section, shall be submitted to the Board of Zoning Appeals.

Within thirty (30) days after such submittal, the Board of Zoning Appeals shall determine whether the requested use is similar to those uses permitted in the specific district. In order to find that a use is similar, the Board shall find that all of the following conditions exist:

- A. Such use is not listed as a permitted or conditional use in another zoning district.
- B. Such use conforms to basic characteristics of the classification to which it is to be added and is more appropriate to it than to any other classification.
- C. Such use creates no danger to health and safety, creates no offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences, and does not create traffic congestion to an extent greater than normally resulting from uses listed in the classification to which it is to be added.

11.02.06 Development Standards

Development standards set forth shall be the minimum allowed for uses permitted in that district. If development standards are in conflict with requirements of any other lawfully adopted rule, regulation, or law, the most restrictive standard shall govern.

11.02.07 Development Plan

For particular uses in specific districts, a *Development Plan* will be cited as required. In such cases, the Development Plan shall be submitted by the applicant at the time the property is zoned into the district, or at the time of the application for a zoning certificate, whichever is appropriate.

The Development Plan shall contain a site plan for the property, drawn to scale, showing all property lines and building outlines, access drives, parking areas, and other notable physical features, including underground drainage systems. In addition, the Development Plan shall contain a narrative description of the proposed use and how such use will impact adjacent residential property. The Development Plan shall contain specific information identifying such impacts, including, but not limited to storm runoff and traffic, and how such impacts will be addressed in development of the property.

If so required, the Development Plan shall be reviewed by the Zoning Commission (in the case of a zoning amendment) and/or the Board of Zoning Appeals (in the case of a conditional use). Such Development Plan must be approved as a condition for the issuance of a zoning certificate. In approving a Development Plan, the Zoning Commission and/or Board of Zoning Appeals shall find that the following criteria have been met:

- A. The proposed building or use shall have sufficient yard space to provide for adequate parking and screening of adjacent residential areas in accordance with this Article.
- B. The Development Plan for the proposed facility has incorporated measures to lessen and/or alleviate adverse impacts on adjacent residential areas and to protect the residential character of such areas.
- C. The applicant has clearly shown that the location, design and operation of the proposed use can be developed as shown on the Development Plan and is generally compatible with the surrounding area.

In reviewing the Development Plan, the Zoning Commission or Board of Zoning Appeals has the authority to seek the recommendation of the Soil and Water Conservation District (SWCD), Pickaway County Engineer and/or other sources for input on specific issues.

ARTICLE XII

ZONING DISTRICTS AND ZONING DISTRICT MAP

Section 12.01 Zoning Districts Established

The following zoning districts are hereby established for Madison Township:

<i>(RR)</i>	<i>Rural Residential District</i>
<i>(LRR)</i>	<i>Limited Rural Residential District</i>
<i>(GB)</i>	<i>General Business District</i>
<i>(PRB)</i>	<i>Planned Rural Business District</i>
<i>(RBD)</i>	<i>Rickenbacker Business Development District</i>
<i>(SU)</i>	<i>Special Use District</i>
<i>(FS)</i>	<i>Farm Security District</i>
<i>(FP)</i>	<i>Flood Plain Overlay District</i>
<i>(RIZ)</i>	<i>Rickenbacker Impact Zone Overlay District</i>

Section 12.02 Official Zoning Map

The districts established above in Section 12.01 of this Resolution are shown on the Official Zoning District Map which, together with all notations, references, data, district boundaries and other explanatory information, is hereby adopted as a part of this Resolution. The Official Zoning District Map shall be identified by the signatures of the Board of Township Trustees and the Fiscal Officer and shall be on file in the Township offices.

Section 12.03 Interpretation of Zoning District Boundaries

Except where referenced and noted on the Official Zoning District Map by a designated line and/or dimensions, the district boundary lines are intended to follow property lines, lot lines, center lines of streets, alleys, streams and/or railroads as they existed at the time of passage of this Resolution. The Zoning Inspector shall interpret the boundary lines from the zoning map. When and if the Zoning Inspector's interpretation of such boundary line is disputed, the final interpretation authority shall rest with the Board of Zoning Appeals.

ARTICLE XIII

(RR) RURAL RESIDENTIAL DISTRICT

Section 13.01 Purpose

This district is established to provide areas for large lot single family residential development reflecting very low density and a rural lifestyle. In addition, the standards of this district promote the continuance of agriculture and farm-based uses within Madison Township. Such development is typically not served by public water or sewer systems.

Section 13.02 Agricultural Uses Defined

“**Agricultural use**” “means the same as stated in Section 519.01 of the Ohio Revised Code, as may be amended, to include farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including but not limited to the care and raising of livestock, equine and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Section 13.03 Permitted Uses

- A. Agricultural uses, along with customary agricultural buildings and structures incidental to the carrying out of the principal agricultural activity, and/or no more than one single-family detached dwelling, subject to the provisions of Section 13.02 above.
- B. One-family detached nonfarm dwellings.
- C. Projects specifically designed for watershed protection, conservation of water or soils for flood control, as reviewed by the Soil and Water Conservation District (SWCD).
- D. Temporary seasonal roadside stands offering for sale primarily agricultural products grown on the premises, subject to the provisions of ORC 512.21 (C).

Section 13.04 Accessory Uses

- A. Accessory buildings or structures customarily associated with single-family residential use, including detached garages or carports, tool or garden sheds, playhouses, swimming pools, tennis courts and similar facilities for primary use by occupants of the principal use of the property on which the

facility is located, subject to the requirements of Article XXIV of this Resolution.

- B. Home occupations, subject to the requirements of Section 25.03 of this Resolution.

Section 13.05 Conditional Uses

- A. Public parks and nature preserves.
- B. Golf courses, provided clubhouses, maintenance facilities and parking areas are at least 200 feet from any adjacent property.
- C. Churches and places of public worship provided the seating of the main sanctuary does not exceed 400 persons.
- D. Cemeteries containing not more than 400 gravesites, provided that a distance of not less than fifty (50) feet is maintained from burial plots and any structures to any adjacent property line.

Section 13.06 Development Standards

13.06.01 Minimum Lot Area

For single family nonfarm dwellings, the lot area shall be not less than one and one-half (1.5) acres, or such size as determined by the Pickaway County Health Department, whichever is larger. For other permitted uses, the lot area shall not be less than five (5) acres.

13.06.02 Minimum Lot Width

All lots less than five (5) acres in area shall have a depth:width ratio of not higher than 3:1. Minimum lot width shall be maintained through the minimum front yard depth. All lots shall have continuous frontage on a dedicated, improved public street or highway, according to the following schedule:

<i>LOT SIZE</i>	<i>FRONTAGE</i>
1.5 but less than 3 acres	200 feet
3 but less than 5 acres	250 feet
5 or more acres	300 feet

Irregularly shaped lots (e.g., “pie-shaped” lots) located on cul-de-sacs must have a minimum of ninety feet (90’) maintained through the front yard depth. This width will be determined by the chord length of the lot at the front property line and also the chord length of the lot at the front setback line.

- 13.06.03 Minimum Front Yard Depth
- All nonfarm structures shall be located not less than 100 feet from the center line of any county or township road; 150 feet from the center line of any federal or state highway.
- 13.06.04 Minimum Side Yard Width
- Twenty-five (25) feet.
- 13.06.05 Minimum Rear Yard Depth
- Forty (40) feet.
- 13.06.06 Minimum Building Area
- 1,200 square feet shall be required for single-family dwellings having one (1) story; 1,600 square feet of total living area shall be required for single-family dwellings with one-and-one-half (1 1/2) or two (2) stories.
- 13.06.07 Maximum Building Height
- Thirty-five (35) feet.
- 13.06.08 Permit for Driveway Installation Required
- Before any zoning certificate is issued in the RR District the applicant shall provide documentation that a permit for driveway installation can be obtained for all home sites, from the Pickaway County Engineer, Ohio Department of Transportation or other applicable authority.

ARTICLE XIV

(LRR) LIMITED RURAL RESIDENTIAL DISTRICT

Section 14.01 Purpose

The LRR District is established to provide areas for specific alternative forms of rural residential development, including manufactured housing, thereby allowing for a diversity of housing opportunity and choice within Madison Township. The Township recognizes that such housing may have unique characteristics that require special treatment related to location, placement and land use compatibility. The generally higher residential densities allowed in the LRR District mean that the district is intended to be used in areas served by public water and sewer.

Section 14.02 Permitted Uses

- A. One-family detached dwellings, subject to the development standards below.
- B. Manufactured home subdivisions and/or communities, subject to the development standards below and approval of a Development Plan.
- C. Public parks, playgrounds and play fields.

Section 14.03 Accessory Uses

- A. Home occupations, subject to the regulations of Section 25.03 of this Resolution.
- B. Accessory buildings or structures customarily associated with single-family residential use, including detached garages or carports, tool or garden sheds, playhouses swimming pools, tennis courts and similar facilities for primary use by occupants of the principal use of the property on which the principal use is located, subject to the requirements of Article XXIV of this Resolution.

Section 14.04 Conditional Uses

- A. Individual manufactured homes on individual lots not in platted subdivisions, provided such homes are placed on a permanent foundation that adequately transfers horizontal and vertical loads of the structure to the undisturbed ground below the frost line, and further provided that the title for the structure is surrendered to and cancelled by the Pickaway County Auditor and that such lot complies with the standards of the RR District.

- B. Cluster housing, provided that the overall density of the residential development, including open space, does not exceed that which would result if the project was constructed to the standards in 14.05.02 below, and subject to the submittal and approval of a Development Plan by the Zoning Commission.
- C. Multiple-Family housing, provided that the lot is provided with public water and sewer, and subject to the submittal and approval of a Development Plan by the Zoning Commission.

Section 14.05 Development Standards

14.05.01 Manufactured Home Communities and/or Multiple-Family Housing

A. Development Plan

A Development Plan pursuant to the requirements of Section 11.02.07 of this Resolution shall be required.

B. Water and Sewer

Any development shall be provided with a water and sanitary sewer distribution system, serving each individual housing unit or lot, which is connected to a public water and sanitary sewage system. The design and construction of such distribution systems shall be approved by the Ohio Environmental Protection Agency.

C. Minimum Lot Area

The minimum lot area for any single project shall be ten (10) acres. Individual lots within a manufactured home community shall be not less than 4,000 square feet in area, and the maximum gross density shall not exceed six (6) dwelling units per acre. For multiple family housing, a minimum of 4,000 square feet of aggregate lot area per dwelling unit shall be provided.

D. Minimum Lot Width

The minimum lot width for any single project shall be not less than 300 feet. Such frontage shall be provided on a publicly dedicated and improved street. The minimum lot width for any individual lot within a manufactured home community shall be not less than thirty (30) feet.

E Minimum Front Yard

The minimum front yard depth for any single project shall be not less than 150 feet from the center line of any roadway.

F. Minimum Side Yard Width

The minimum side yard width for any single project shall be not less than fifty (50) feet from any adjacent property line. The minimum side yard width for any individual lot within a manufactured home community shall be not less than ten (10) feet

G. Minimum Rear Yard Depth

The minimum rear yard depth for any project shall be not less than eighty (80) feet. The minimum rear yard depth for any individual lot within a manufactured home community shall be not less than ten (10) feet.

H. Required Open Space and Recreational Areas

At least twenty percent (20%) of the gross land area for any manufactured home community or multiple-family project shall be reserved for common recreational areas and facilities, such as playgrounds, swimming pools, pedestrian paths, and similar facilities. Such recreational and open space facilities shall not be a part of streets and/or parking areas, and shall be closed to motorized traffic, except for service and emergency vehicles. Such areas shall be landscaped, improved and maintained by the owner of the development for the intended uses.

I. Off-Street Parking

Parking spaces shall be provided for two (2) vehicles for each dwelling unit. Such parking spaces may be located on the same lot, or in specially provided common areas located not more than 600 feet from the dwelling which they serve, or some combination thereof. Required parking spaces shall not be provided on public or private streets within and on the perimeter of the community.

J. Access

All projects shall have direct access to a public street or road. Principal vehicular access points shall be designed to encourage smooth traffic flow. Merging and turnout lanes

and/or traffic dividers shall be required where existing or anticipated traffic volumes indicate need. Minor streets shall not be connected with streets outside the district in such a way so as to encourage the use of those streets by substantial amounts of through traffic. No individual lot within the community shall have direct vehicular access to a street bordering the development.

K. Streets and Street Layout

All streets or drives providing access to the individual lots in a manufactured home community shall be dimensioned and improved in accordance with the standards and requirements of the Pickaway County Subdivision Regulations. The proposed layout of such streets shall be approved by the Zoning Commission. In making such determinations, the Commission may procure the assistance of an engineer or other professional. In such case, all costs associated with such approval shall be paid by the applicant.

L. Storm Drainage

All areas shall be graded and drained so as to minimize standing water and surface runoff. Open drainage ditches shall be prohibited. The proposed methods to address standing water and excessive surface runoff shall be submitted by the applicant and approved by the Pickaway County Engineer, or his designated agent. All costs associated with such approvals shall be paid by the applicant.

M. Underground Utilities

All utility lines, including electricity, telephone, and cable television shall be located underground.

N. Outside Assistance

The Township reserves the right to procure outside consultants to provide engineering or similar input in the evaluation and/or assessment of the Development Plan required in Section 14.05.01A above. In the event such input is deemed necessary by the Zoning Commission, the costs of such assistance shall be paid by the applicant.

14.05.02 Other Permitted Uses

A. Minimum Lot Area

20,000 square feet.

B. Minimum Lot Width

For each principal use, there shall be lot width of not less than 100 feet with continuous frontage on a publicly dedicated, improved roadway within the development. Minimum lot width on curved street shall be 60 feet. In addition, lot width shall be sufficient to maintain a lot length-to-lot width ratio of not greater than 3:1.

C. Minimum Front Yard Depth

100 feet from the center line of any roadway.

D. Minimum Side Yard Width

Fifteen (15) feet.

E. Minimum Rear Yard Depth

Forty (40) feet.

F. Minimum Building Area

1,200 square feet shall be required for single-family dwellings having one (1) story; 1,600 square feet of total living area shall be required for single-family dwellings with one-and-one-half (1 1/2) or two (2) stories;

G. Maximum Building Height

Thirty-five (35) feet.

H. Permit for Driveway Installation Required

Before any zoning certificate is issued in the LRR District the applicant shall provide documentation that a permit for driveway installation can be obtained for all home sites, from the Pickaway County Engineer, Ohio Department of Transportation or other applicable authority.

ARTICLE XV

(RESERVED FOR FUTURE USE)

ARTICLE XVI

(GB) GENERAL BUSINESS DISTRICT

Section 16.01 Purpose

It is recognized that rural-based business activity is unique, and may possess characteristics typically associated with both commercial and industrial land uses. The GB District is established in Madison Township to provide areas to reflect the diverse nature of this rural business activity while controlling the adverse impacts of such development on adjacent areas.

Permitted uses within the General Business District must operate in accordance with the following standards:

- A. primarily within enclosed structures.
- B. with minimal adverse environmental or economic impact on adjacent properties.
- C. free from noise, odor, dust, smoke, light, glare or vibration at levels in excess of the average level on adjacent streets and properties.

Section 16.02 Permitted Uses

- A. Administrative, professional and/or business offices including professional, medical, legal, engineering/consulting, accounting/bookkeeping services, real estate, insurance sales and associated services and/or brokers or dealers in securities.
- B. Organizations and associations organized on a profit or non-profit basis for promotion of membership interests, including business, professional, civic, social and fraternal organizations and/or charitable organizations.
- C. Retail stores engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of those goods; provided storage and display of merchandise shall be primarily within the principal structure.
- D. Personal services, involving the care of the person and his/her personal effects, including consumer services generally involving the care and maintenance of tangible personal consumption.
- E. Light manufacturing, compounding, processing, assembling, packaging, or treatment of goods, materials, and products, consistent with the purpose of the GB District.

- F. Warehousing, distribution and related uses, including truck and transfer terminals.
- G. Nursery schools and day care facilities.
- H. Commercial recreational facilities within an enclosed building, such as skating rinks, bowling alleys and physical fitness centers.
- I. Outdoor advertising, subject to the requirements of Section 29.07 of this Resolution.
- J. Similar uses, as determined by the Board of Zoning Appeals, in accordance with the provisions by Section 11.02.05 of this Resolution.

Section 16.03 Conditional Uses

- A. Institutions for human medical care, including hospitals, clinics, sanitariums and homes for the elderly, provided that any building or parking/service area be located not less than 200 feet from any adjacent property.
- B. Carry out food and beverage establishments with drive-through facilities, provided a plan for traffic circulation and parking, submitted by the applicant is approved by the Board of Zoning Appeals.
- C. Establishments selling gasoline, kerosene and/or diesel fuel, provided that all buildings and parking/service areas are located not less than 200 feet from any adjacent property and that a plan for traffic circulation and parking, submitted by the applicant, is approved by the Board of Zoning Appeals.
- D. Retail establishments such as lumber yards and/or garden centers in which a significant portion of the inventory is displayed or stored outdoors.
- E. Motor vehicle sales and service establishments, provided that all buildings and parking/service areas are located not less than 200 feet from any adjacent property, any inoperable, unlicensed or unused vehicle shall not be stored outside the principal building for a period of time exceeding twenty-four (24) hours.
- F. Motor vehicle storage and salvage yards, provided those uses meet applicable State requirements related to fencing and other standards.
- G. Contractor equipment and storage yards, provided adequate fencing and screening devices are installed.
- H. Quarrying or mining operations, or structures or sites associated with drilling for oil or natural gas, provided that all County, State and federal

regulations are met and licenses are obtained. The Board of Zoning Appeals may impose additional requirements as may be reasonable and appropriate.

- I. Sanitary landfills and similar facilities for the processing and/or disposal of waste materials, provided that all required licenses and permits are obtained. The Board of Zoning Appeals may impose additional requirements as may be reasonable and appropriate.
- J. Facilities for the storage of personal or corporate property, offered on a rental basis.
- K. Billboards, provided such signs are located along a state highway and subject to the provisions of Section 27.07B of this Resolution.
- L. Other uses of a commercial or industrial nature not otherwise provided for in this Resolution.

Section 16.04 Development Standards

16.04.01 Minimum Lot Area

No minimum lot area is required; however, lot area shall be adequate to provide for the required parking and yard areas, and be approved by the Pickaway County Health Department or Ohio Environmental Protection Agency.

16.04.02 Minimum Lot Width

Continuous frontage on a publicly dedicated and improved federal, state or county highway is required. Such lot width shall be adequate to accommodate all required parking areas, yards and vehicle circulation lanes, but in no case shall be less than 150 feet

16.04.03 Minimum Front Yard Depth

Buildings shall be located 120 feet from the right-of-way of any state or federal highway, and 150 feet from the center line of any county or township road. Signs and/or parking areas may be located within the front yard, but in no case shall any sign, or the front edge of any parking area be located less than fifty (50) feet from the right-of-way of any state or federal highway, or eighty (80) feet from the center line of and county or township road.

16.04.04 Minimum Side Yard

When abutting a non-residential zoning district, twenty (20) feet for structures, ten (10) feet for any portion of a paved area. When abutting a residential zoning district, fifty (50) feet for structures, thirty-five (35) feet for any portion of a paved areas, subject to the requirements of Section 16.04.03 above.

16.04.05 Minimum Rear Yard

When abutting a non-residential zoning district, thirty (30) feet for structures, ten (10) feet for any portion of a paved area: When abutting a residential zoning district, fifty (50) feet for structures, thirty-five (35) feet for any portion of a paved area, subject to the requirements of Section 16.04.03 above.

16.04.06 Parking and Loading

Parking and loading spaces for commercial and industrial developments shall be provided as required in this Resolution. Parking spaces shall be designed to allow a minimum of ten (10) feet between any structure and any parked vehicle. Commercial and/or industrial developments involving one or more structures, each exceeding 10,000 square feet in gross floor area shall be subject to the following requirements:

- A. In addition to the setback requirements specified in Section 16.04.03 through 16.04.05 above, off-street parking facilities for more than twenty (20) vehicles shall be provided on each side of the parking area that abuts and is within 500 feet from an RR or LRR District with a solid decorative fence or dense vegetative planting with a minimum height of six (6) feet at time of planting and 75% opacity at full foliage.
- B. All parking areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excessive drainage of surface water onto adjacent properties or public roadways. The developer of the project shall demonstrate that adequate provisions have been made to direct storm runoff to a suitable and adequate storm water drainage system.

16.04.07 Trash and Garbage Control

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view.

16.04.08 Lighting

Lighting shall be arranged so as not to shine directly on adjacent properties.

ARTICLE XVII

(PRB) PLANNED RURAL BUSINESS DISTRICT

Section 17.01 Purpose

The Planned Rural Business District is established to provide for limited business activity in locations where intensive commercial or industrial activity as permitted in the GB District would be inappropriate. Generally, the PRB District will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a specific business environment tailored to his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property.

Section 17.02 Permitted Uses

Land and buildings within the Planned Business District shall be used only for the specific use or uses identified by the applicant in the Development Plan required for zoning amendment. The applicant shall show that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. Specified permitted uses shall run with the land as long as the PRB zoning, as approved, remains in effect.

Section 17.03 Procedures

The procedures to be followed in placing land in the Planned Business District shall comply with those specified in Article VI of this Resolution, with the following additions:

17.03.01 Application

The owner or owners of a tract of land of any size may request that the Official Zoning Map be amended to include such lands as a Planned Business District. The applicants are encouraged to meet with the Zoning Commission prior to submittal of the application to familiarize themselves with the requirements for this district.

17.03.02 Development Plan

In addition to the material required for amendment as specified in Section 6.03 of this Resolution, the applicant shall also submit not less than five (5) copies of a Development Plan, which shall contain, in text and map form, the following information:

- A. A survey map of the boundaries of the area requested for zoning map amendment.
- B. A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, topographic contours and surface drainage (including existing and post-development peak drainage), existing and proposed vegetation, and other prominent physical features.
- C. Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
- D. Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
- E. A list of the specific restrictions proposed by the applicant for zoning map amendment which are designed to fulfill the concept proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.

17.03.03 Criteria for Approval

In acting on the proposed application pursuant to Sections 6.06 and 6.08 of this Resolution, the Zoning Commission and the Board of Township Trustees shall consider the following factors:

- A. the proposed development is consistent with the intent and purpose of this Resolution and this specific Article
- B. suitable measures and restrictions are proposed so as to promote compatibility with adjacent and nearby properties
- C. the proposed development advances the general welfare of the Township and the immediate vicinity

17.03.04 Effect of Approval

The Development Plan as approved by the Board of Trustees shall constitute an amendment to the Resolution as it applies to the specific land in question. Such approval shall be

contingent on the development being completed, as shown on the Development Plan, within two (2) years from date of approval.

Section 17.04 Performance Standards

No land or structure in the PRB District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any contiguous or proximate properties. Such impacts shall include those related to noise, vibration, odor, dust, glare, or storm runoff. Written statements shall be required explaining the methods or techniques that will be utilized by the applicant to ensure compliance with the standards below:

A. Noise

The sound pressure level of any operation on a lot within the PRB District shall not exceed the average intensity of traffic noise in the nearest residential districts, and no sound shall be objectionable due to intermittence, beat frequency or shrillness.

B. Vibration

No vibrations which are perceptible without the aid of instruments shall be permitted, as measured on the boundary of the property in the PRB District.

C. Odor

No emission of odorous matter in any quantities so as to produce a public nuisance shall be permitted, as measured on the boundary of the property in the PRB District.

D. Dust and Smoke

The emission of smoke, soot, fly ash, fumes, dust or other types of pollutants borne by the wind shall be controlled so that the rate of emission and quantity deposited do not create a public nuisance, as measured on the boundary of the property in the PRB District.

E. Glare

Exterior lighting shall be used in a manner that produces no glare on public highways or adjacent land.

F. Storm Runoff

Structures and physical changes to the site shall be designed and constructed so as to not cause a significant increase in storm water runoff onto adjacent properties.

G. Use and Storage of Hazardous Chemicals

The applicant shall identify any potentially hazardous chemicals proposed to be used or stored on the site, and shall document methods to be employed for containment and disposal of same.

ARTICLE XVIII

(RBD) RICKENBACKER BUSINESS DEVELOPMENT DISTRICT

Section 18.01 Purpose

Portions of Madison Township are within existing and future Joint Economic Development Districts (JEDDs) and are subject to unique business development opportunities related to the Rickenbacker Global Logistics Park (RGLP). These areas are also subject to specific stringent design guidelines and development standards, enforced by a the RGLP Association through a separate Design Review Board (DRB). The RBD District is specifically designed for the specific needs of these areas. The purpose of the RBD District is to encourage industrial, commercial and business growth within these areas while addressing potential impacts of such development on adjacent and proximate Madison Township residents.

Section 18.02 Permitted Uses

- A. Warehousing, storage and distribution facilities, including truck and transfer terminals.
- B. Light manufacturing, fabrication, processing, assembling, packaging, or treatment of goods, materials, and products.
- C. Administrative offices ancilliary to the above uses.
- D. Freestanding office uses

Section 18.03 Conditional Uses

The following uses will require specific approval of the DRB:

- A. Retail stores
- B. Restaurants, including fast food with or without drive-through facilities
- C. Gasoline sales and convenience stations
- D. Car rental establishments
- E. Hotels
- F. Exterior trailer and container storage facilities
- G. Exterior material storage
- H. Day care facilities

- I. Automobile and truck repair
- J. Truck washing facilities

Section 18.04 Development Standards

The Development Standards for the RBD District shall be as cited in *Exhibit C - Design Guidelines and Development Standards: June 30, 2006*, as may be amended. These Development Standards are - and shall be - enforced by the Rickenbacker Design Review Board (DRB). Prior to any zoning certificate being issued in the RBD District, the applicant shall provide evidence that approval has been obtained by the DRB and that a record copy of the Final Development Plan, as approved by the DRB, has been provided to the Zoning Inspector.

Section 18.05 Additional Requirements

In addition to the above, prior to any zoning certificate being issued in the RBD District, the applicant shall provide evidence to the Board of Zoning Appeals of the following:

- A. That the development, as proposed, will not impose undue adverse impacts on adjacent uses outside the JEDD, and
- B. That the traffic impacts of the proposed development on general traffic conditions in the Township have been identified and any adverse traffic impacts have been adequately addressed, and
- C. That plans for storm drainage will adequately address surface runoff and ponding from the site that may impact adjacent properties

ARTICLE XIX

(RESERVED FOR FUTURE USE)

ARTICLE XX

(SU) SPECIAL USE DISTRICT

Section 20.01 Purpose

The Special Use District is established to provide for suitable locations for particular uses which, by their nature, are likely to have significant and/or unique impacts on adjacent and nearby property. The procedures specified for the SU District are intended to promote the compatibility of the use with adjoining residential uses and to ensure that the location of such facilities will provide for adequate and efficient access and service provision.

Section 20.02 Permitted Uses

Buildings and land used for purposes specified on the following schedule shall require zoning in the SU District:

<u>PRIMARY BUILDINGS AND USES</u>	<u>ACCESSORY USES</u>
1. Public buildings, meeting halls, schools, libraries, museums, and similar places for public assembly.	Parking areas.
2. Churches and places of public worship with more than 400 seats in the main sanctuary.	Parking areas, parsonages.
3. Cemeteries, including mausoleums having more than 400 grave sites.	Sexton's or caretaker's dwellings
4. Commercial uses such as stadiums, amphitheaters, racetracks or similar facilities for conducting sporting events, concerts, and similar outdoor events.	Parking areas, administrative and maintenance structures.
5. Commercial recreational areas such as golf courses, sportsmen's clubs, summer camps and similar entertainment uses.	Parking areas, maintenance structures.
6. Outdoor shooting ranges, as defined in Article II, provided the required Development Plan provides specific proof of compliance with the standards of Section 1501:31-29-03 of the Ohio Revised Code (ORC)	Parking areas

- 7. Campgrounds where fees are charged for the temporary parking of recreational vehicles, erection of tents, or similar camping equipment. Customary maintenance and/or support structures
- 8. Multiple wind turbine systems, subject to the requirements of Section 25.08 of this Resolution.
- 9. Multiple freestanding solar collection facilities on a single site.

Section 20.03 Development Plan Required

In addition to the material required for the application for a zoning amendment, as specified in Article VI of this Resolution, a Development Plan shall be submitted for land proposed to be zoned into the SU District. Such Development Plan shall include a site plan for the proposed project including setbacks, any signage, an analysis of facility's impact on any adjacent residential area and explanation of the methods proposed by the applicant to alleviate or minimize these impacts, as well as any other information deemed necessary to determine compliance with this Resolution.

The Development Plan shall be reviewed by the Zoning Commission and considered in making its recommendations to the Township Trustees. The Zoning Commission shall display the Development Plan at any public hearing held pursuant to Article VI of this Ordinance. Criteria for reviewing a Development Plan for a proposed SU zoning are as follows:

- A. The proposed building or use shall have sufficient yard space to provide for adequate parking and screening of adjacent residential areas in accordance with this Article.
- B. The Development Plan for the proposed use has incorporated measures to address, lessen and/or alleviate adverse impacts on adjacent areas and to protect the residential character of such areas.

Section 20.04 Development Standards

- A. Lot and Area Requirements

The area or parcel of land for a special use shall not be less than that required to provide space adequate for off-street parking areas, yards and open spaces sufficient to maintain the character of the neighborhood. The size of the parcel of land occupied by the proposed use, and all setbacks, shall be shown on the Development Plan required in Section 20.03 above.

- B. Front Yard

The front yard setback shall be not less than the largest required front yard setback for any adjacent zoning district.

C. Side and Rear Yards

Where any special use abuts a district where residences are a permitted use, a side yard of not less than fifty (50) feet and a rear yard of not less than eighty (80) feet shall be maintained. In addition, a landscaped buffer shall be installed in such yard. The minimum dimension of yards abutting other districts shall be determined by the Zoning Commission.

Section 20.05 Action by Board Township Trustees

In approving the redistricting of land into the SU District, the Board of Township Trustees may specify appropriate conditions and/or safeguards. Violation of these conditions or safeguards shall be considered as a violation of the provisions of this Resolution, subject to the penalties as specified in Article IV.

Section 20.06 Compliance with Development Plan

The construction of all buildings and the development of the site within the SU District shall be in conformity and compliance with the approved Development Plan.

ARTICLE XXI

(FS) FARM SECURITY DISTRICT

Section 21.01 Purpose

The Farm Security District is established to promote the continuance of agricultural activities and protect agricultural land in those areas most suitable for farming. This district also intends to protect and stabilize Madison Township's viable agricultural economy by discouraging uses that are incompatible with farming. Consequently, residential uses are limited and any future residents of this district must be willing to accept the impacts associated with normal farming practice. Lands within the Farm Security District are generally not serviced by public water and/or sewer.

Section 21.02 Permitted Uses

- A. Agricultural uses, as defined in Article II, along with customary agricultural buildings and structures incidental to the carrying out of the principal agricultural activity, and/or no more than one single-family detached farm dwelling.
- B. Projects specifically designed for watershed protection, conservation of water or soils for flood control.
- C. Public and/or nonprofit parks and playgrounds.
- D. Conservation or natural areas.
- E. Accessory uses customarily associated with and incidental to a permitted use, including the following:
 - 1. Accessory buildings or structures customarily associated with residential use, including detached garages or carports, tool or garden sheds, playhouses swimming pools, and tennis courts and similar facilities for primary use by occupants of the principal use of the property on which the facility is located.
 - 2. Temporary roadside stands offering for sale primarily agricultural products grown on the premises, subject to the provisions of ORC 517.21 (c).

Section 21.03 Conditional Uses

- A. Farm-based occupations, subject to the following:
 - 1. A farm occupation could involve a wide range of activities, provided it remains secondary to and compatible with active farm use. Examples include

- woodworking and furniture production, metal or machine work, farm machinery repair/service.
 - 2. Evidence shall be provided that all wastes associated with the farm occupation will be disposed in a manner consistent with State and/or federal regulations.
 - 3. Not more than two (2) nonresidents of the premises shall be employed on site by the farm occupation.
 - 4. The use shall be conducted primarily within enclosed buildings. Any new building constructed for use by the farm occupation shall be of a design so that it can be readily converted to agricultural use, or removed, if the farm occupation is discontinued.
 - 5. Any sign used for the farm occupation shall not exceed eight (8) square feet in size.
- B. Single-family detached nonfarm dwellings and accessory uses, subject to the requirements of Section 20.05 through
 - C. Private landing fields for aircraft, provided that a Development Plan pursuant to Section 11.02.07 is approved by the Zoning Commission.
 - D. Cemeteries containing less than 400 grave sites, provided that all grave sites are located not less than fifty (50) feet from any property line.
 - E. Golf courses, provided that all structures are located not less than 200 feet from any property line.

Section 21.04 Maximum Number of Permitted New Dwellings

- A. For each tract of contiguous land within the Farm Security District in single ownership as of the effective date of this Resolution, the maximum number of new single-family detached dwellings shall be according to the following schedule:

ACREAGE OF SINGLE-OWNER TRACT	MAXIMUM NUMBER OF NEW DWELLINGS
2-24	1
25-59	2
60-99	3
100-149	4
150-199	5
200 and over	6

- B. Lot add-ons involving agricultural land in which no new lots are created shall not be counted against the number of new residential home sites permitted to be created.

- C. Regardless of size, no tract of land separated from its original tract subsequent to the effective date of this Resolution shall qualify for additional single-family home sites pursuant to this Section.

Section 21.05 Development Standards

21.05.01 Lot Area

- A. Permitted Uses
Five (5) acres.
- B. Single-Family Detached Non-farm Dwellings
For each principal permitted use, the lot area shall be not less than two (2) acres, or such size as determined by the Pickaway County Health Department, whichever is larger.
- C. Other Uses
Two (2) acres.

21.05.02 Minimum Lot Width

All lots shall have at least 200 feet continuous frontage on a dedicated, improved public street or highway. Minimum lot width shall be maintained through the minimum front yard depth.

21.05.03 Minimum Front Yard Depth

- A. Permitted Uses
Ninety (90) feet from the centerline of any county or township roadway. 150 feet from the center line of any state or federal highway.
- B. Other Uses
Ninety (90) feet from the center line of any county or township road; 150 feet from the right-of-way of any federal or state highway.

21.05.04 Minimum Side Yard Width

Twenty-five (25) feet.

21.05.05 Minimum Rear Yard Depth

Eighty (80) feet.

21.05.06 Minimum Building Area

1,400 square feet shall be required for new single-family dwellings having one (1) story; 1,800 square feet of total living area shall be required for single-family dwellings with one-and-one-half (1 1/2) or two (2) stories.

Section 21.06 Agricultural Nuisance Disclaimer

Lands within the Farm Security District are located within areas where land is utilized for agricultural production. Residents and other users of property within this District may be subject to inconvenience, injury and/or discomfort arising from normal and accepted agricultural practices and operations, including, but not limited to noise, odors, dust, the operation of agricultural machinery, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of property within the FS District should be prepared to accept such inconvenience, injury and/or discomfort.

Any applicant for a zoning certificate for nonfarm residential use within the FS District may be required to sign a statement that he/she has read and understands the provisions of this Section of the Resolution, including the foregoing disclaimer.

ARTICLE XXII

(FP) FLOOD PLAIN OVERLAY DISTRICT

Section 22.01 Finding of Fact

Specific areas adjacent to streams and watercourses within Madison Township are subject to periodic inundation which may result in loss of life and property, hazards to health and safety, and/or disruption of commerce, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the occupancy of flood hazard areas by unsuitable land uses, and the cumulative effect of obstructions in flood plains, causing increased flood heights and velocities,

Section 22.02 Purpose

It is the purpose of this Article to promote the public health, safety and general welfare and to minimize losses resulting from periodic inundation of flood waters in Madison Township by:

- A. restricting or prohibiting uses and activities that are dangerous to health, safety or property in times of flooding, or cause excessive increases in flood heights or velocities;
- B. controlling the filling, grading, dredging and other development which may increase flood damage; and
- C. controlling the alteration of natural flood plains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters.

Section 22.03 Scope and Application

22.03.01 Applicable Lands

This Article shall apply to all lands within Madison Township shown as within the 100 year flood plain, as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map Numbers and dates as follows:

390445 0050 C (September 27, 1991)

The above Flood Insurance Rate Maps with accompanying Flood Insurance Studies, and any subsequent revisions and/or amendments to the above maps, are hereby adopted by reference and declared to be a part of this Article.

22.03.02 Overlay District Designation

The areas of special flood hazard identified on the Official Zoning District Map shall be considered as an overlay district. This overlay district shall be designated as the Flood Plain Overlay (FP) District.

The Flood Plain Overlay (FP) District shall be superimposed over the Official Zoning District Map. The underlying zoning district, as shown on the Official Zoning District Map, shall hereafter be called the base district. Uses and minimum requirements shall be determined by the base district; however, when the requirements governing the Flood Plain Overlay District are more restrictive than those of the base district, the provisions of this Article shall supersede those of the base district.

22.03.03 Interpretation of Boundaries

When disagreement exists as to the boundaries of the Flood Plain Overlay District, those boundaries shall be interpreted to be the boundaries as shown on the Flood Insurance Rate Maps referenced in Section 22.03.01 above.

Actual boundaries may also be determined by use of the flood elevation profile information provided in the referenced Flood Insurance Study and topographic survey of the site in question.

22.03.04 Warning and Disclaimer of Responsibility

The degree of flood protection required by this Article is considered reasonable for regulatory purposes. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Article does not imply that areas outside the Flood Plain Overlay District boundaries or land uses permitted within such district will be free from flooding or flood damage. This Resolution shall not create liability on the part of Madison Township or any officer or employee thereof for any flood damages that result from reliance on this Article or any administrative decision lawfully made thereunder.

Section 22.04 Development Standards

- A. Open space uses shall be permitted within the FP District to the extent that they are allowed as permitted, accessory or conditional uses in the base zoning district, and provided those uses do not require structures, fill or the storage of material or equipment.

- B. No structure shall be permitted within the flood plain and no use shall be established which would unduly restrict the capacity of the channel or floodway of the main stream, its tributaries or drainage facilities.
- C. No grading or filling within the FP District shall be permitted unless it is demonstrated to the Board of Zoning Appeals, by hydrologic and hydraulic analysis prepared by a Professional Engineer registered in the State of Ohio, that the cumulative effect of the proposed activities shall not increase the water surface elevation of the base flood more than one (1) foot at any point. In acting on such proposal, the Board shall obtain a recommendation from the Pickaway County Emergency Management Agency, or other agency so authorized to administer floodplain requirements within Pickaway County.

ARTICLE XXIII

(RIZ) RICKENBACKER IMPACT ZONE OVERLAY DISTRICT

Section 23.01 Finding of Fact

In accordance with FAA regulations, a Master Plan for future airport development has been completed for Rickenbacker International Airport. This Plan identifies areas subject to future airport-related impacts such as airport expansion and/or noise. Portions of the geographic area so identified are located within Madison Township. The purpose of the Rickenbacker Impact Zone (RIZ) District is to inform property owners and potential purchasers of the existence of the potential airport impacts, promote the development of land uses that are compatible with future Rickenbacker development, and discourage incompatible uses in those areas so affected.

Section 23.02 Overlay District Designation

The RIZ District is an overlay district. When land is proposed to be developed within the boundaries of the Rickenbacker Impact Zone Overlay District, such development shall meet the requirements of the underlying district as well as the requirements of this Article.

Section 23.03 Development Standards

A. Permitted Uses

Uses permitted in the underlying base district shall be permitted in the RIZ District.

B. Notification of Possible Impacts

Applications for a zoning certificate or other development-related permit in the RIZ District shall contain a statement by the applicant that he/she is aware that the property is in a future growth area for the airport and, as such, may be subject to impacts typically associated with airport development and expansion, including aircraft overflight, elevated noise and/or impacts typically associated with ancillary industrial growth.

C. Noise Mitigation

The owners and/or developers of property within the RIZ District are encouraged to implement methods in the construction of buildings or structures to reduce interior noise levels.

D. Height of Structures

The applicant for a zoning certificate for a proposed structure in the RIZ District shall demonstrate that the height of the proposed structure will not constitute a hazard to the safe landing and/or takeoff of aircraft.