

CITY OF FRANKLIN, OHIO  
ORDINANCE 2018-19

**AMENDING CHAPTER 1103 AND SECTIONS 1107.05 AND 1113.01 OF  
THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE**

WHEREAS, Section 1115.04 of the City's Unified Development Ordinance (UDO) allows amendments to the text of the UDO to be initiated by Planning Commission, upon its own motion;

WHEREAS, the Franklin City Planning Commission initiated, upon its own motion, Planning Commission Case PC-18-14, making certain amendments to Chapter 1103 and Sections 1107.05 and 1113.01 the UDO;

WHEREAS, the procedures with regard to zoning amendments to the UDO, as set forth in Section 1115.04 of the UDO have been followed;

WHEREAS, The Franklin City Planning Commission, at its October 8, 2018, regular meeting, voted 5-0 to approve Planning Commission Case No. PC 18-14, recommending Council approval of the proposed text amendments, and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City and its inhabitants to adopt Planning Commission's recommendations and make certain amendments to the City's Unified Development Ordinance,

THE CITY OF FRANKLIN HEREBY ORDAINS, at least four (4) members of the Council elected thereto concurring, that:

Section 1. Chapter 1103 and Sections 1107.05 and 1113.01 of the City of Franklin Unified Development Ordinance are hereby amended, as shown on the attached Exhibit A.

Section 2. Existing Chapter 1103 and Sections 1107.05 and 1113.01 of the Unified Development Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Ordinance shall go into effect on December 5, 2018.

INTRODUCED: October 15, 2018

ADOPTED: November 5, 2018

ATTEST: Jane McGee  
Jane McGee, Clerk of Council

APPROVED: Todd Hall  
Todd Hall, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2018-19 passed by that body on November 5, 2018 and published in the Middletown Journal on November 9, 2018.

Jane McGee, Jane McGee, Clerk of Council

## Chapter 1103: Definitions

### Interpretation:

- (a) For the purposes of this UDO, the following terms, phrases, words and their derivations shall be interpreted as follows:
- (1) Words used in the singular shall include the plural, and the plural the singular;
  - (2) Words used in the present tense shall include the future tense;
  - (3) Words in the masculine gender shall include the feminine;
  - (4) The words "shall" and "will" are mandatory and not discretionary;
  - (5) The word "may" is permissive;
  - (6) "Person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual;
  - (7) "Used" or "occupied" includes "intended," "designed" or "arranged to be used or occupied;"
  - (8) "Building" includes "structure" and "structure" includes "building;"
  - (9) "Dwelling" includes "residence" and "residence" includes "dwelling;" and
  - (10) "Lot," "plot" and "parcel" are interchangeable.
- (b) In case of any difference in meaning or implication between the text of this UDO and any caption or illustration, the text shall control.
- (c) Terms not herein defined shall have the meaning customarily assigned to them.

In addition, as used in this UDO, the following definitions apply unless otherwise indicated:

- .001 Acceptance of Application – An APPLICATION is not accepted by the CITY until all the information required for submittal is provided and verified by the APPLICANT.
- .002 Acceptance of Public Way or RIGHT-OF-WAY or Utility – No public way, RIGHT-OF-WAY, STREET or utility (including, but not limited to, water and sewer) shall be considered accepted by the CITY until such improvements have been constructed, inspected by the CITY ENGINEER or his designee, and formally accepted, by ordinance, by COUNCIL.
- .003 Accessory Facilities – These uses are permitted in the Office-Research Park District. Such uses include facilities for custodial, gardening, maintenance and caretaker services for the BUILDINGS, STRUCTURES and grounds on the site. Such uses also include conference centers with temporary lodging, communication centers, training facilities, maintenance shops and machine shops.
- .004 Accessory Use/Structure – A use or detached, subordinate BUILDING or STRUCTURE on the same LOT as the principal use and of a nature customarily incidental and subordinate to the MAIN USE or MAIN BUILDING (See also DETACHED GARAGES AND SHEDS and GARAGE, PRIVATE).
- .005 Activity Space – Floor space provided in a child-care facility that is designed, intended for use, or primarily used for open play or general care area.
- .006 Adjacent Property – For the purposes of this UDO, a subject property is adjacent to another property or a ZONING DISTRICT when it is contiguous to the other property, across the STREET from the other property, or across a railroad RIGHT-OF-WAY from the other property.
- .007 ADT – Average daily traffic volumes of VEHICLES on a STREET.
- .008 Adult Arcade – Any place to which the public is permitted or invited where either or both:
- A. Motion picture machines, projectors, video or laser disc players; or
  - B. Other video or image-producing devices are available, run via coin, token, or any form of consideration, to show images to five (5) or fewer individuals at one time;
- and where the images shown and/or live entertainment presented are characterized by the depiction or description of SPECIFIED SEXUAL ACTIVITIES or SPECIFIED ANATOMICAL AREAS.
- .009 Adult Bookstore or Adult Media (Video) Store or Adult Novelty Store – A commercial establishment that has forty percent (40%) or more of its STOCK-IN TRADE OR INVENTORY in, derives forty percent (40%) or more of its revenues from, devotes forty percent (40%) or more of its interior business or advertising to, or maintains forty percent (40%) of its sales or display space for the sale or rental, for any form of consideration, of ADULT ENTERTAINMENT, ADULT MEDIA or SEXUALLY ORIENTED NOVELTIES OR TOYS. The existence of other principal business purposes that do not involve the offering for sale, rental or viewing of materials exhibiting or describing ADULT

- ENTERTAINMENT, ADULT MEDIA or SEXUALLY ORIENTED NOVELTIES OR TOYS and still be categorized as an Adult Bookstore, Adult Media Store or Adult Novelty Store so long as one of its principal business purposes is offering for sale or rental, for some form of consideration, such materials.
- .010 Adult Cabaret – A nightclub, BAR, juice bar, RESTAURANT, bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, that regularly features any of the following:
- A. Persons who appear in a state of NUDITY or state of SEMI-NUDITY; or
  - B. Live entertainment characterized by the depiction or description of SPECIFIED ANATOMICAL AREAS or SPECIFIED SEXUAL ACTIVITIES; or
  - C. Live entertainment of an erotic nature including exotic dancers, strippers, male or female impersonators, or similar entertainment; or
  - D. Exhibiting films, motion pictures, video cassettes, video discs, DVDs, CDs, slides or other photographic or electronic reproductions, whether analog or digital, which are characterized by the depiction or description of SPECIFIED SEXUAL ACTIVITIES or SPECIFIED ANATOMICAL AREAS.
- .011 Adult Entertainment – The sale, rental, or exhibition, for any form of consideration, of books, films, video cassettes, DVDs, CDs or other photographic or electronic reproductions, magazines, periodicals, or live performances that are characterized by an emphasis on the exposure or display of SPECIFIED ANATOMICAL AREAS or SPECIFIED SEXUAL ACTIVITY.
- .012 Adult Entertainment Establishment – An ADULT ARCADE, ADULT BOOKSTORE, ADULT NOVELTY STORE, ADULT MEDIA (VIDEO) STORE, ADULT CABARET, ADULT MOTION PICTURE THEATER, ADULT THEATER, NUDE OR SEMI-NUDE MODEL STUDIO or SEXUAL ENCOUNTER ESTABLISHMENT. An establishment in which a medical practitioner, psychologist, psychiatrist or similar profession licensed by the State of Ohio engages in medically approved and recognized therapy including, but not limited to, massage therapy, as regulated pursuant to ORC 4731.15, is not an Adult Entertainment Establishment.
- .013 Adult Family Home – A residential facility providing accommodations and personal care services for one to five (1-5) unrelated individuals that is licensed by the State as a residential facility and that meets the criteria specified in ORC 5119.34(A)(9)(b).
- .014 Adult Group Home – A residential facility providing accommodations and personal care services for six to sixteen (6-16) unrelated individuals that is licensed by the State as a residential facility and that meets the criteria specified in ORC 5119.34(A)(9)(b).
- .015 Adult Media – Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, DVDs and CDs, slides or other visual representations that are distinguished or characterized by an emphasis on the depiction or description of SPECIFIED SEXUAL ACTIVITIES or SPECIFIED ANATOMICAL AREAS.
- .016 Adult Motel – A HOTEL/MOTEL or similar commercial establishment that:
- A. Offers accommodations to the public for any form of consideration; and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of SPECIFIED SEXUAL ACTIVITIES or SPECIFIED ANATOMICAL AREAS; and has a SIGN visible from the public RIGHT-OF-WAY which advertises the availability of this sex-oriented type of photographic reproductions; or
  - B. Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
  - C. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.
- .017 Adult Motion Picture Theater – A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides, or similar photographic reproductions are regularly shown that are characterized by the depiction or description of SPECIFIED SEXUAL ACTIVITIES or SPECIFIED ANATOMICAL AREAS.
- .018 Adult Theater – A theater, concert hall, auditorium, or similar commercial establishment that regularly features:
- A. Persons who appear in a state of NUDITY or SEMI-NUDITY;
  - B. Live performances which are characterized by the depiction or description of SPECIFIED ANATOMICAL AREAS, SPECIFIED SEXUAL ACTIVITIES, or
  - C. Live entertainment of an erotic nature including exotic dancers, strippers, male or female impersonators, or similar entertainment.

- .019 Agriculture – Agriculture means 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. Agriculture shall not be permitted in any residential ZONING DISTRICT with the following exceptions:
- A. The raising of fruit or vegetables for private use;
  - B. Limited agricultural uses permitted as-of-right in the R-1A, Estate Residential Districts for LOTS of two (2) acres or more (see Section 1113.07, Supplementary Regulations); and
  - C. The keeping of small farm animals may be allowed as a CONDITIONAL USE Permit in the R-1A, Estate Residential District for LOTS under two (2) acres (see Section 1113.01, Conditional Uses).
- .020 Alcohol and Drug Addiction Treatment Facilities – A licensed facility that provides inpatient treatment, including room and board, to individuals addicted to substances of abuse, including alcohol, legal drugs and/or illicit drugs, which treatment may include counseling, psychology, social work, psychiatry, internal medicine and the administration of medications for treatment purposes.
- .021 Alteration – Any change, addition or modification in CONSTRUCTION or type of occupancy; or any change in the structural members of a BUILDING, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as “altered” or “reconstructed.”
- .022 Alternative Finance Service Provider – Any type of business other than a CHECK-CASHING BUSINESS, CREDIT SERVICE ORGANIZATION, SHORT-TERM LOAN LENDER, MORTGAGE LOAN LENDER, as those terms are defined in this UDO, that cashes checks, provides credit services, or makes short term loans, small loans, mortgage loans or other loans secured by personal check, electronic access to the borrower’s bank account, or by title to the borrower’s car or other personal property. Alternative Finance Service Provider does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.
- .023 Ancillary Business Offices – An OFFICE use that is:
- A. Subordinate in area, extent and purpose to the principal use;
  - B. Contributes to the comfort, convenience, efficiency or necessity of the principal use; and
  - C. Is located on the same LOT and in the same ZONING DISTRICT as the principal use.
- .024 Antenna – Any exterior transmitting or receiving device mounted on a TOWER, BUILDING or STRUCTURE and used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.
- .025 Antenna Support Structure – Any BUILDING or other STRUCTURE, other than a TOWER, that can be used for location of WIRELESS TELECOMMUNICATIONS FACILITIES.
- .026 Appeals Board – The quasi-judicial board, appointed in accordance with the City Charter, which hears and decides VARIANCE applications, hears and decides appeals of any administrative zoning decision by any CITY official, and reviews and resolves disputes over the interpretation of this UDO, all as outlined in this UDO (Also known as the “Board of Zoning, Building and Housing Appeals”).
- .027 Applicant (or owner) – The owner(s) of the property, or their designated representative(s), who applies for a certificate of zoning compliance, zoning amendment, SUBDIVISION, CONDITIONAL USE, VARIANCE or other approval pursuant to this UDO.
- .028 Application – The process by which an APPLICANT submits a request and indicates a desire to be granted approval under the provisions of this UDO. An application includes all written documentation, verbal statements and representations, in whatever form or forum, made by an APPLICANT to the CITY concerning such a request.
- .029 Approval Authority – An official, organization, group, board or other authority designated to review and approve/disapprove APPLICATIONS.
- .030 Aquifer – A geologic formation, group of geologic formations, or part of a geologic formation that contains enough saturated permeable material to yield significant quantities of water.
- .031 Architect – A PERSON registered to engage in the practice of architecture under the provisions of ORC Chapter 4703.

- .032 Arts and Crafts Studio – A commercial establishment that provides, as its PRIMARY ACTIVITY, goods produced on the premises for retail sale to the general public on the premises. Such use is completely enclosed in a BUILDING and does not use equipment that would cause noxious effects, such as smoke, odor or noise that would be deterred on surrounding properties. Such uses comprise a part of use groups B, F-2 or M of the Ohio Building Code, and include uses such as art studios and pottery shops.
- .033 Assembly Space – Floor space provided in a BUILDING that is designed, intended for use, or used primarily for group assembly, including space with both fixed and movable seating.
- .034 Assisted-Living, Life Care or Continuing Care Facilities – A residential facility, other than a single-family home, for the aged or infirm, or any other reasonably independent individual in need of limited care, that provides health monitoring services and assistance with daily activities (such as taking medicine, meals, dressing, grooming, and bathing) and may provide other services (such as recreational, social, educational and cultural activities, transportation and financial services) and which is not equipped for surgical care or for treatment of acute disease or serious injury, and is not primarily designed for patients being treated for mental illness or alcohol or drug addiction.
- .035 Authorized Agent – An official, organization, or group designated to provide technical guidance in the development and implementation of site DEVELOPMENT PLANS and/or STORMWATER POLLUTION PREVENTION PLANS and to review and approve/disapprove such plans as authorized.
- .036 Automobile – See GASOLINE SERVICE STATION, MOTOR VEHICLE and VEHICLE.
- .037 Awning – A hood or cover that projects from the wall of a BUILDING and which can be retracted, folded, or collapsed against the face of the supporting BUILDING.
- .038 Banner – A non-rigid cloth, plastic or canvas SIGN typically related to a special event or promotion. National FLAGS, state or municipal FLAGS shall not be considered banners, nor shall the official FLAG of any institution or business be considered a banner.
- .039 Bar (or Tavern) – A commercial establishment that provides, as its PRIMARY ACTIVITY, the sale of alcoholic beverages for consumption on the premises inside of a BUILDING. Such use comprises a part of use group A-2 of the Ohio Building Code.
- .040 Base Flood – The flood having a one percent (1%) chance of being equaled in any given year. The base flood may also be referred to as the one percent (1%) chance annual flood or the one hundred (100) year flood.
- .041 Base (100-year) Flood Elevation (BFE) – The water surface elevation of the BASE FLOOD in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929 or the North American Vertical Datum of 1988, and usually expressed in feet mean sea level (MSL). In Zone AO areas, the base flood elevation is the natural GRADE elevation plus the depth number (from 1 to 3 feet).
- .042 Basement – Any area of the BUILDING having its floor subgrade below ground level on all sides.
- .043 Bed and Breakfast – An existing single-family residence that provides one to five (1-5) rooms (limited to two individuals or one FAMILY per unit/room) for occasional paying guests on an overnight basis, for periods not to exceed seven (7) consecutive days, with breakfast being available on premises at no additional cost.
- .044 Billboard – An off-premise, outdoor SIGN exceeding fifty square feet (50 sq. ft.) in area. Billboards are prohibited under this UDO.
- .045 Block – An area of land within a SUBDIVISION that is entirely bounded by STREETS or highways (except alleys) or a combination of STREETS, highways or ways and/or rivers, streams, railroad RIGHT-OF-WAYS or other exterior boundaries of the SUBDIVISION.
- .046 BMP – Best Management Practices for stormwater, as defined by this UDO and the Ohio EPA.
- .047 Boarding House – A residential facility that provides sleeping rooms for rent. Boarding houses are not permitted in any ZONING DISTRICT.
- .048 Buffer – A designated transition area around water resources or wetlands that is left in a natural, usually vegetated, state so as to protect the water resources or wetlands from runoff pollution. CONSTRUCTION activities in this area are restricted or prohibited (See GREENBELT).
- .049 Buffer Lot – A LOT on a PLAT across the end of a STREET proposed to be extended by future platting, or a LOT along the length of a STREET where only part of the width has been dedicated, retained by the owner but conditionally dedicated on the PLAT for STREET purposes when the STREET is extended or widened.
- .050 Buffer Yard – Landscape areas adjoining or surrounding a land use and unoccupied in its entirety by any BUILDING or STRUCTURE.

- .051 Building – Any STRUCTURE designed or intended for the support, enclosure, shelter or protection of PERSONS, animals, chattels or property. When separated by a firewall, each portion of such building so separated shall be deemed as a separate building.
- .052 Building Frontage – The wall of the BUILDING that determines where SIGNS may be placed and the total allowable area of such SIGNS. Only walls that face a STREET, driveway or PARKING AREAS that serves the use shall be considered as building frontage, as determined by the ZONING OFFICIAL. Building frontage shall be measured for the length of the BUILDING occupied by the use or tenant(s), and shall be computed as near to ground level as computation of horizontal distance permits. In cases where this test is indeterminate or cannot be applied, as for instance where there is a diagonal corner entrance, the ZONING OFFICIAL, in his sole discretion, shall select building frontage on the basis of interior layout of the BUILDING, traffic on adjacent STREETS or other indicators.
- .053 Building Height – The vertical distance measured from the established GRADE to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. Where a BUILDING is located on sloping terrain, the height may be measured from the average ground level of the GRADE at the building wall.
- .054 Building Line – A line established on a PARCEL which is parallel to a street RIGHT-OF-WAY line for the purpose of prohibiting CONSTRUCTION of a BUILDING between such line and an EASEMENT, RIGHT-OF-WAY or public area.
- .055 Business, Professional – These uses include, but are not limited to, administrative offices, clerical/financial offices, and professional services offices (ARCHITECTS, attorneys, ENGINEERS, dentists, physicians, etc.). All operations are carried on in a completely enclosed BUILDING and comprise a part of the use group B of the Ohio Building Code.
- .056 Business, Retail – A commercial establishment that provides, as its PRIMARY ACTIVITY, sales of goods to other commercial establishments. Such use is completely contained within a BUILDING and comprises a part of use group B or M of the Ohio Building Code. Examples of such uses include, but are not limited to, office furniture stores and office supply stores.
- .057 Business, Service – A commercial establishment that provides, as its PRIMARY ACTIVITY, sales of services to other commercial establishments. Such use is completely contained within a BUILDING and comprises a part of the use group B or M of the Ohio Building Code. Examples of such uses include, but are not limited to, uniform and linen services.
- .058 Business Sign – A SIGN directing attention to a business, product, service or activity conducted or sold on the LOT where the SIGN is displayed.
- .059 Canopy – A projection from a BUILDING made from any material, which is cantilevered, suspended or supported on columns intended only for shelter or ornamentation.
- .060 Canopy Sign – A SIGN directing attention to a business, product, service or activity conducted or sold on the LOT where the SIGN is displayed that is mounted on a MARQUEE, attached to or printed on the fascia or valence of a CANOPY or MARQUEE, or hanging from the soffit (i.e. underside) of such structure.
- .061 Cemeteries – Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and MORTUARIES, if operated in connection with and within the boundaries of such cemetery.
- .062 Changeable Copy Sign (manual) – A SIGN, or portion thereof, on which characters, letters, or illustrations are changed manually in the field without altering the face or surface of the SIGN, including without limitation, a reader board with changeable letters.
- .063 Changeable Copy Sign (mechanical or electronic) – A SIGN, or portion thereof, on which characters, letters, or illustrations are changed mechanically or electronically in the field without altering the face or surface of the SIGN, including without limitation, an electronic or mechanical message center.
- .064 Check-Cashing Business – Any business that is licensed, or is required to be licensed, under ORC 1351.21 through 1351.30 to cash checks. Check-cashing business does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.
- .065 Church and Similar Place of Worship – A BUILDING, together with its ACCESSORY USES/STRUCTURES, where PERSONS regularly assemble for religious worship, and which, together with its ACCESSORY USES/STRUCTURES, is maintained and controlled by a religious body organized to sustain public worship. Nursery, kindergarten, DAY CARE and compulsory (grades 1 through 12) schools may be permitted as ACCESSORY USES to a church.

- .066 City – The incorporated municipality of Franklin, Ohio. For the purposes of this UDO, the term “City” shall also include Franklin City Council, Planning Commission, Appeals Board, Technical Review Committee, Historic District Review Board and/or City administrative staff or employees.
- .067 City Engineer – The person holding the title of City Engineer of the City of Franklin, or his designee.
- .068 City Manager – The person holding the title of City Manager of the City of Franklin, or his designee.
- .069 Clear Sight Triangle – The triangular area formed by a diagonal line connecting two points located on intersecting lines of a RIGHT-OF-WAY, EASEMENT of access, or pavement edge of an access drive, each point being twenty feet (20') from the intersecting lines and extending vertically from a height of three feet (3') above GRADE to ten feet (10') above GRADE.
- .070 Co-location – The use of a wireless telecommunications facility by more than a single wireless telecommunications provider.
- .071 Colleges and Universities – An institution, other than a trade school, that provides full-time or part-time education beyond SENIOR HIGH SCHOOL.
- .072 Commercial Entertainment – A commercial establishment that provides, as its PRIMARY ACTIVITY, space for various types of sporting and/or leisure activities. Such use is completely contained within a BUILDING and comprises part of use group A or B of the Ohio Building Code, whichever is appropriate. Examples of such uses include, but are not limited to, skating rinks, bowling alleys, indoor PLAYGROUNDS and MOVIE THEATERS.
- .073 Commercial Recreation – see RECREATION, COMMERCIAL.
- .074 Commercial Training – A commercial establishment (excluding any SENIOR HIGH SCHOOLS, COLLEGES OR UNIVERSITIES) that provides, as its PRIMARY ACTIVITY, any type of training, vocational, self-help or special interest to the general public for a fee. Such use is completely contained within a BUILDING and comprises part of use group E of the Ohio Building Code. Examples of such uses include, but are not limited to, dance studios, beauty schools, and martial arts studios.
- .075 Common Open Space – Squares, greens, neighborhood PARKS and linear environmental corridors, which may be owned and maintained by the CITY, a HOMEOWNERS' ASSOCIATION, CONDOMINIUM OWNERS' ASSOCIATION or DEVELOPER.
- .076 Community Centers/Facilities – A place, STRUCTURE, area or other facility used for social and recreational programs open to the public and designed to accommodate and serve significant segments of the community. A community center may also be referred to as a convention center or a civic center.
- .077 Comprehensive Development Plan or Comprehensive Land Use Plan – The plan, which may consist of several maps, data and other descriptive matter, for the physical DEVELOPMENT of the CITY and which has been adopted by the PLANNING COMMISSION and COUNCIL to indicate the general locations for proposed planning areas, major STREETS, PARKS, schools, public building sites and other similar information.
- .078 Conditional Use – A use that may be permitted within a ZONING DISTRICT (other than a principally permitted use), which is required to fulfill additional requirements because of its potential impact on the surrounding community. Such a use requires APPLICATION for a conditional use and approval by the PLANNING COMMISSION.
- .079 Condominium – A form of real property ownership in which a declaration has been filed submitting the property to the condominium form of ownership pursuant to ORC 5311. and under which each owner has an individual ownership interest in a unit with the right to exclusive possession of that unit and an undivided ownership interest with the other unit owners in the common elements of the condominium property.
- .080 Condominium Owners' Association – The organization that administers condominium property and that consists of all the owners of units in a condominium property.
- .081 Conservation Development (or Planned Residential Conservation Overlay District) – A contiguous area of land to be planned and developed as a single entity, in which housing units are accommodated with more flexible standards, such as building arrangements and SETBACKS, than those that would normally apply under single-family residential ZONING DISTRICT regulations, allowing for the flexible grouping of houses in order to conserve OPEN SPACE and existing natural resources.
- .082 Construction – For the purposes of this UDO, construction is deemed to begin when all necessary EXCAVATION and piers or footing of one or more principal BUILDINGS, or the installation of required infrastructure, has been completed or substantially begun.
- .083 Construction Sign – A SIGN directing attention to CONSTRUCTION upon property where the SIGN is displayed, and bearing the name, address, sub-lot number or other identifier of the contractor.

- .084 Consumer Retail – A commercial establishment (excluding a RESTAURANT or VEHICLE DEALER) that provides, as its PRIMARY ACTIVITY, sales of goods to the general public. Such uses generally require locations on or near major thoroughfares or their intersections. Such use is completely contained within a BUILDING and comprises a part of the use group M of the Ohio Building Code. Examples of such use include, but are not limited to, supermarkets, stores that sell hardware, apparel, footwear, jewelry, toys, sporting goods, automotive parts, cosmetics and toiletries, and appliances and home furnishings, department stores and discount stores.
- .085 Convenience Store – A retail sales business that sells household consumer merchandise, beverages, cigarettes, packaged foods, and/or the preparation and sales of delicatessen sandwiches, ice cream counters or other foods, and other related items. (See also GASOLINE SERVICE STATION/CONVENIENCE STORE).
- .086 Corner Lot – See LOT.
- .087 Council – The Council of the City of Franklin, Ohio.
- .088 Covering – Any clothing or wearing apparel, including pasties, but not including any substance that can be washed off the skin, such as paint or make-up, or any substance designed to simulate the appearance of the anatomical area beneath it.
- .089 Credit Service Organization – Any business that is registered, or is required to be registered, under ORC 4712.01 to 4712.14 to provide credit services as defined in ORC 4712.01(C). Credit service organization does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.
- .090 Critical Storm – A storm that is calculated by means of the percentage increase in volume of runoff by a proposed earth disturbing activity or DEVELOPMENT AREA. The critical storm is used to calculate the maximum allowable storm water discharge rate from a site.
- .091 Crosswalk – A RIGHT-OF-WAY, dedicated to public use, which crosses a BLOCK to facilitate pedestrian access to adjacent STREETS and ADJACENT PROPERTIES.
- .092 Crown – The upper mass or head of a tree.
- .093 Cultivar – A cultivated variety of plant material grown for its special form and characteristics.
- .094 Cul-de-sac – A short STREET having one open end and being permanently terminated by a vehicular turn-around.
- .095 Curb Radius – The curved edge of STREETS at an intersection measured at the outer edge or face of the street curb or of the parking lane.
- .096 Cut – An EXCAVATION; the difference between a point on the original GRADE and a designated point of lower elevation on the final GRADE.
- .097 Day Care Center, Adult – Any place where adult day care services are provided, with or without compensation, for a daily average of five (5) or more adults, excluding relatives of the owner or administrator of the center.
- .098 Day Care Center, Child – Any place where child day care and/or learning experiences are provided, with or without compensation, for a daily average of five (5) or more infants, preschool children or school-age children (outside of school hours), excluding children of the owner or administrator of the center.
- .099 Deciduous – Plant material that normally sheds its foliage at the end of the growing season.
- .100 Deck – A platform, without a roof, that is either:  
A. Freestanding or directly adjacent to a principal BUILDING; or  
B. Attached to the BUILDING.
- .101 Dedication – The granting, by the property owner, of land by fee simple, or an EASEMENT therein, for the use of the public and accepted by COUNCIL for such use by, or on behalf of, the public.
- .102 Detention Basin – A normally dry bottom impoundment area created by constructing an embankment, excavating a pit, or both, for the purpose of temporarily storing stormwater and gradually releasing the stored water at a controlled rate.
- .103 Detention Facility – A DETENTION BASIN or alternative STRUCTURE designed to temporarily store stormwater runoff and gradually release the stored water at a controlled rate.
- .104 Developer – Any PERSON, corporation, association, partnership or other entity who creates or proposes to create a residential, commercial, industrial or mixed use development, all or a portion of which will be located within the CITY.
- .105 Development – Any man-made change to improved or unimproved real estate including, but not limited to, BUILDINGS or other STRUCTURES, MINING, dredging, FILLING, grading, paving, EXCAVATION or drilling operations or storage of equipment and materials.

- .106 Development Area – Any contiguous area owned by one PERSON or operated as one development unit included within the scope of the regulations of this UDO, upon which earth-disturbing activities are planned or underway.
- .107 Development Plan – A plan submitted with an APPLICATION for a Planned Unit Development Overlay District, in accordance with the requirements of Section 1109.05 of this UDO, or a Planned Residential Conservation Overlay District (see CONSERVATION DEVELOPMENT), in accordance with the requirements of Section 1109.06 of this UDO.
- .108 District – See ZONING DISTRICT.
- .109 Direct Recharge Area – That portion of a drainage basin in which water infiltrating vertically from the surface will intercept the water table.
- .110 Directional Sign – A SIGN intending to direct the safe flow of vehicular and pedestrian traffic, including, but not limited to, “enter,” “exit,” “one way” and “narrow” signs.
- .111 DNR - the Ohio Department of Natural Resources.
- .112 Drive-Through Retail – A commercial establishment that provides either all or some portion of its goods and/or services for use to the general public at an outside service window or drive-through bays. Such goods and services may also be obtained inside the BUILDING. Such use comprises a part of use groups B, A-2 or M of the Ohio Building Code. Examples of such uses include, but are not limited to, drive-through party stores, banks with drive-throughs, freestanding ATM’s, and/or car washes, whether automatic or manual, but does not include food-related retail (See also FAST FOOD RESTAURANTS).
- .113 Dwelling or Dwelling Unit – Any BUILDING or portion thereof designed, intended or used primarily for residential purposes (i.e., human habitation), including cooking and sanitary facilities. The term does not include a TENT, cabin, trailer, mobile home, BOARDING HOUSE, HOTEL/MOTEL. For the purposes of this UDO, dwellings shall be defined as the following types:
  - A. *Dwelling, Multi-family* – A BUILDING or portion thereof designed, intended or used primarily for residential purposes to be occupied by more than three (3) families living independently of one other.
  - B. *Dwelling, Row House (or Town House)* – A BUILDING or portion thereof designed, intended or used primarily for residential purposes. Row house dwellings are situated so that their sidewalls are shared with other like STRUCTURES, all having their own separate entrances and being separate LOTS OF RECORD.
  - C. *Dwelling, Single-Family* – A BUILDING designed, intended or used primarily for residential purposes to be occupied by one (1) FAMILY.
  - D. *Dwelling, Three-Family* – A BUILDING or portion thereof designed, intended or used primarily for residential purposes to be occupied by not more than three (3) families living independently of one another.
  - E. *Dwelling, Two-Family* – A BUILDING or portion thereof designed, intended or used primarily for residential purposes to be occupied by two (2) families living independently of one another.
  - F. *Dwelling Unit, Upper Floor* – A single unit or multiple units above ground level of an existing STRUCTURE providing complete, independent living facilities for one or more individuals and including the permanent provision for living, sleeping, eating, cooking and sanitation.
- .114 Earth-Disturbing Activity – Any grading, EXCAVATION, FILLING, or other alteration of the earth's surface where natural or man-made ground cover is destroyed.
- .115 Easement – A right-of-use over or in the property of another, granted by the owner for specific public or semi-public purposes and accepted by COUNCIL for such use by, or on behalf of, the public.
- .116 Efficiency or Efficiency Unit – Efficiencies shall be regulated by the Ohio Building Code, and those provisions of the Building Code regulating efficiencies shall take precedence over the provisions of this UDO.
- .117 Elderly Housing – An age-restricted residential development in any housing form that qualifies for an exemption as “housing for older persons” under the *Federal Fair Housing Amendments Act of 1988*, 42 USC 3607(b), and any amendments thereto.
- .118 Elementary School – A school or institution serving students between kindergarten through sixth grade (K - 6<sup>th</sup>).
- .119 Emergency – A reasonably unforeseen occurrence with a potential to endanger personal safety or health, or cause SUBSTANTIAL DAMAGE to property, which calls for immediate action.
- .120 Engineer – A PERSON licensed by the State of Ohio and registered as a professional engineer under ORC 4733.

- .121 Environmental Sciences – These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: laboratories engaged in testing and research, pharmaceutical laboratories, and bionomic laboratories. All operations are carried on in a completely enclosed BUILDING and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.
- .122 EPA – The Ohio Environmental Protection Agency.
- .123 Equipment Shelter and/or Cabinet – The STRUCTURE in which the electronic receiving and relay equipment for a Wireless Telecommunications Facility is housed.
- .124 Essential Services – The erection, CONSTRUCTION, ALTERATION or maintenance by public utilities or by governmental entities of underground, surface or overhead gas, electrical, telephone, telegraph, steam, fuel or water transmission or distribution systems, collection, communication, supply or disposal systems, including TOWERS, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith (but not including BUILDINGS) that are necessary for the furnishing of adequate service by such utilities or governmental entities for the general health, safety or welfare.
- .125 Evergreen – Plant material that has foliage that remains green throughout the year.
- .126 Excavation – Any breaking of ground except common household gardening and ground care.
- .127 Executive Order 11988 (Floodplain Management): This order was issued by President Carter in 1977, and requires that no federally-assisted activities be conducted in, or have the potential to, affect identified SPECIAL FLOOD HAZARD AREAS unless there is no practicable alternative.
- .128 FAA – The Federal Aviation Administration, and any legally appointed, designated or elected agent or successor.
- .129 FCC – The Federal Communications Commission and any legally appointed, designated, or elected agent or successor.
- .130 Family – One or more individuals occupying a single DWELLING UNIT, provided that unless all individuals are related by blood, marriage or adoption, no family shall contain over five (5) individuals but further provided that a family related by blood, marriage or adoption may have a total of two (2) non-related individuals living with it.
- .131 Family Home for the Physically and Mentally Disabled – A residential facility licensed under ORC 5123.19 that provides room and board, personal care, habilitation services and supervision in a family setting for at least six, but not more than eight individuals (6-8), with mental retardation or developmental disability.
- .132 Farm Market – The offering for sale of fresh agricultural products directly to the consumer in an open-air market.
- .133 Fast Food Restaurants – An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state of consumption within the restaurant building, within a MOTOR VEHICLE parked on the premises, or off the premises as a carry-out order, and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposal containers. Examples of such uses include drive-through restaurants that prepare and/or dispense food or beverages and do not provide a place for all its customers to eat inside the BUILDING, or which serve food or beverages for carry out, or drive-in eating and drinking places, establishments where customers may serve themselves and may eat or drink the food or beverages on the premises, and ice cream stands.
- .134 FEMA - Federal Emergency Management Agency.
- .135 Fill or Filling – Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the resulting GRADE conditions; the difference in elevation between a point on the original ground and a designated point of higher elevation on the final GRADE.
- .136 Final Plat – A final map of all or part of the SUBDIVISION prepared and certified by an ENGINEER or SURVEYOR in accordance with the requirements and regulations of this UDO, which is submitted to the CITY for final approval before recording at the office of the Warren County Recorder.
- .137 Five-Year Capture Area – The area around PROTECTED PUBLIC WATER SUPPLY/WELL FIELDS delineated by the five-year travel time contour.
- .138 Flag – Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of domestic government, political subdivision or other governmental agency, and attached to or designed to be flown from a flagpole or similar device.

- .139 Flag, International – Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a foreign country or government, and attached to or designed to be flown from a flagpole or similar device.
- .140 Flashing – A SIGN or graphic which in any manner, as a whole or in part, physically changes in light intensity or gives the appearance of such change.
- .141 Flashing Sign – Any ILLUMINATED SIGN that exhibits changing light and/or color effects.
- .142 Flood or Flooding – A general or temporary condition of partial or complete inundation of normally dry land areas from:
  - A. The overflow of inland or tidal waters, and/or
  - B. The unusual and rapid accumulation or runoff of surface waters from any source.
- .143 Flood Insurance Rate Map (FIRM) – An official map on which the Federal Emergency Management Agency or the US Department of Housing and Urban Development has delineated the areas of special flood hazard.
- .144 Flood Insurance Risk Zones – Zone designations on FHBMs and FIRMs that indicate the magnitude of the flood hazard in specific areas of a community. Following are the zone definitions:
  - A. *Zone A* – SPECIAL FLOOD HAZARD AREAS inundated by the 100-year flood; BASE FLOOD ELEVATIONS are not determined.
  - B. *Zones A1-30 and Zone AE* – SPECIAL FLOOD HAZARD AREAS inundated by the 100-year flood; BASE FLOOD ELEVATIONS are determined.
  - C. *Zone AO* – SPECIAL FLOOD HAZARD AREAS inundated by the 100-year flood; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths are determined.
  - D. *Zone AH* – SPECIAL FLOOD HAZARD AREAS inundated by the 100-year flood; flood depths of 1 to 3 feet (usually areas of ponding); BASE FLOOD ELEVATIONS are determined.
  - E. *Zone A99* – SPECIAL FLOOD HAZARD AREAS inundated by the 100-year flood to be protected from the 100-year flood by a Federal flood protection system under CONSTRUCTION; no BASE FLOOD ELEVATIONS are determined.
  - F. *Zone B and Zone X (shaded)* – Areas of 500-year flood; areas subject to the 100-year flood with average depths of less than 1 foot or with contributing drainage area less than 1 square mile; and areas protected by levees from the BASE FLOOD.
  - G. *Zone C and Zone X (unshaded)* – Areas determined to be outside the 500-year floodplain.
- .145 Flood Insurance Study (FIS) – The official report in which the Federal Emergency Management Agency or the US Department of Housing and Urban Development has provided flood profiles, FLOODWAY boundaries (sometimes shown on FLOOD HAZARD BOUNDARY AND FLOODWAY MAPS), and the water surface elevations of the BASE FLOOD.
- .146 Floodplain – SPECIAL FLOOD HAZARD AREAS that are subject to periodic inundation. CONSTRUCTION and DEVELOPMENT within the Floodplain requires a Floodplain Development Permit.
- .147 Floodplain Overlay Map or Flood Hazard Boundary Map (FHBM) – Usually the initial map, produced by FEMA or the U.S. Department of Housing and Urban Development (HUD) for a community depicting approximate SPECIAL FLOOD HAZARD AREAS; the City's Floodplain Overlay District Map, as included in the UDO.
- .148 Flood Protection Elevation – The Flood Protection Elevation, or FPE, is the BASE FLOOD ELEVATION plus [x] feet of FREEBOARD. In areas where no BASE FLOOD ELEVATIONS exist from any authoritative source, the flood protection elevation can be historical flood elevations, or BASE FLOOD ELEVATIONS determined and/or approved by the Floodplain Administrator.
- .149 Floodway – A floodway is the channel of a river or other WATERCOURSE and the adjacent land areas that have been reserved in order to pass the BASE FLOOD discharge. A floodway is typically determined through a hydraulic and hydrologic engineering analysis such that the cumulative increase in the water surface elevation of the BASE FLOOD discharge is no more than a designated height. In no case shall the designated height be more than one foot (1') at any point within the community. The floodway is an extremely hazardous area, and is usually characterized by any of the following: moderate to high velocity flood waters, high potential for debris and projectile impacts, and moderate to high erosion forces.
- .150 Floor Area, Gross – The sum of the horizontal areas of each floor of a BUILDING, measured from the exterior faces of the exterior walls or from the centerline of walls separating two BUILDINGS. The gross floor area measurement is exclusive of areas of unfinished BASEMENTS, unfinished cellars, unfinished attics, attached GARAGES, space used for off-street PARKING and loading, breezeways,

PORCHES and DECKS, and ACCESSORY STRUCTURES. Unfinished basements, unfinished cellars, and unfinished attics shall be counted as storage space for purposes of determining required PARKING SPACES.

- .151 Floor Area, Seating Capacity – Floor area that is used or intended for use to serve patrons, clients or customers and all that area devoted to employee workspace. Such floor area as is used or intended to be used principally for the storage or merchandise, hallways, elevator or stair bulkheads or for utilities or sanitary facilities shall be excluded from the computation of floor area. Measurement of useable floor area shall be the horizontal areas of the several floors of the BUILDINGS, measured from the exterior faces to the exterior walls.
- .152 Food Service/Catering – Establishments that prepare, as their primary economic function, meals, snacks, and beverages for immediate consumption that are transported to an off-premises site or at banquet halls with catering staff. Examples of events catered by these establishments include weddings, trade shows, parties and luncheons.
- .153 Foster Family Home for the Physically and Mentally Disabled – A residential facility licensed under ORC 5123.19 that provides room and board, personal care, habilitation services, and supervision in a family setting for not more than five (5) individuals with mental retardation or a developmental disability.
- .154 Foster Home, Certified – A private residence certified under ORC 5103., in which children are received apart from their parents, guardian, or legal custodian by an individual reimbursed for providing the children non-secure care, supervision or training twenty-four (24) hours a day. "Foster home" does not include care provided for a child in the home of an individual other than the child's parent, guardian, or legal custodian while the parent, guardian or legal custodian is temporarily away.
- .155 Freeboard – A factor of safety usually expressed in feet above a flood level for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and FLOODWAY conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a WATERSHED.
- .156 Front Lot Line – see LOT.
- .157 Front Yard – see YARD.
- .158 Game Court – A recreational facility designed to be used for court games, including tennis, racquetball, basketball and volleyball. "Game court" includes both indoor and outdoor facilities.
- .159 Garages and Sheds, Detached – A BUILDING or STRUCTURE, or part thereof, used or designed to be used for parking and storage (See also ACCESSORY USE/STRUCTURE and GARAGE, PRIVATE).
- .160 Garage, Parking – A space, STRUCTURE or series of structures for the temporary storage or parking of MOTOR VEHICLES, which is not primarily for COMMERCIAL VEHICLES or for dead storage of VEHICLES, and which has no public shop or service in connection therewith, other than for supplying motor fuels and lubricants, air, water and other operating commodities wholly within the BUILDINGS to the patrons of the garage only, which commodities are not readily visible from or advertised for sale on the exterior of the BUILDING.
- .161 Garage (Private) – An ACCESSORY STRUCTURE or portion of a MAIN BUILDING designed or used for the storage of motor-driven VEHICLES, boats and similar VEHICLES owned or used by the occupants of the BUILDING to which it is accessory.
- .162 Garage, Service – Any premises used for the storage or care of motor-driven VEHICLES, or where any such VEHICLES are equipped for operation, repaired or kept for remuneration, hire or sale.
- .163 Gasoline Service Stations – An establishment or business with one or more fueling positions and of which the sale and storage of automotive fuel for NONCOMMERCIAL MOTOR VEHICLES is the principal activity.
- .164 Gasoline Service Stations/Convenience Stores – An establishment or business with one or more fueling positions, the business of which is the sale and storage of automotive fuel for NONCOMMERCIAL MOTOR VEHICLES is the principal activity, and which also offers for retail sale other related MOTOR VEHICLE products, household consumer merchandise, beverages, cigarettes, packaged foods, and/or the preparation and sales of delicatessen sandwiches, ice cream counters or other foods, and other related items. (See also CONVENIENCE STORE).
- .165 General Industry – An industrial establishment that provides, as its PRIMARY ACTIVITY, space for the assembly, manufacturing, processing or warehousing of goods or products, and which typically involve external impacts such as noise, dust, smoke, fumes, odors, heavy truck and/or rail traffic or other objectionable characteristics. Such use may have outdoor storage and/or operation space and comprises

a part of use groups F-1, F-2, H-1, H-2, H-3, H-4 or H-5 of the Ohio Building Code. Examples of such uses include goods produced by factory assembly, paper mills, fabrication and assembly of metal products.

- .166 General Retail – A commercial establishment (excluding a RESTAURANT or MOTOR VEHICLE) that has, as its PRIMARY ACTIVITY, the sale of goods to the general public. Such use may include some outside display and/or storage space and comprises a part of use group M of the Ohio Building Code. Examples of such uses include garden shops, BUILDING supply stores and contractor showrooms.
- .167 Golf Course – A tract of land laid out with at least nine (9) holes for playing a game of golf and improved with trees, greens, fairways and hazards. A golf course may include a clubhouse and shelters as ACCESSORY USES (See also RECREATION, COMMERCIAL).
- .168 Grade (ground level) – The average of the finished ground level at the center of all walls of a BUILDING. In case walls are parallel to and within five feet (5') of a sidewalk, the above ground level shall be measured at the sidewalk, unless otherwise defined within this UDO.
- .169 Greenbelts – A strip or PARCEL of land, privately restricted or publicly dedicated as OPEN SPACE, located between a residential development and other incompatible uses, for the purpose of protecting and enhancing the residential environment (See also BUFFER).
- .170 Grocery Food and Beverage – Establishments that retail food and beverage merchandise from fixed point-of-sale locations and that have special equipment (e.g., freezers, refrigerated display cases and refrigerators) for displaying food and beverage goods. Such establishments have trained staff in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority.
- .171 Ground Satellite Station – Any ANTENNA or earth station designed, constructed or modified to bring in or receive satellite television signals.
- .172 Ground Sign – A PERMANENT SIGN supported by one or more poles, posts or braces permanently anchored or secured to the ground. Such SIGNS shall be flush with the base, which shall be brick or concrete, and shall not exceed four feet (4') in height from the ground to the top of the SIGN, as measured from the GRADE. PERMANENT RESIDENTIAL SUBDIVISION OR PLANNED UNIT DEVELOPMENT IDENTIFICATION SIGNS shall be ground signs.
- .173 Group Home – See ADULT FAMILY HOME (1-5 individuals); ADULT GROUP HOME (6-16 individuals); FAMILY HOME FOR THE PHYSICALLY AND MENTALLY DISABLED (6-8 individuals); FOSTER FAMILY HOME FOR THE PHYSICALLY AND MENTALLY DISABLED (1-5 individuals); and GROUP HOME FOR THE PHYSICALLY AND MENTALLY DISABLED (9-16 individuals).
- .174 Group Home for the Physically and Mentally Disabled – A residential facility licensed under ORC 5123.19 that provides room and board, personal care, habilitation services, and supervision in a family setting for at least nine but not more than sixteen (9-16) individuals with mental retardation or a developmental disability.
- .175 Half-Street – A Street having a lesser RIGHT-OF-WAY width than required for a STREET of full width.
- .176 Hard Surface – A bituminous surface, Portland cement concrete, brick pavers or other surface as approved by the CITY ENGINEER. "Hard Surface" does not include gravel.
- .177 Health and Personal Care Services – A business whose PRIMARY ACTIVITY is the provision of services to the public or its members for the provision of personal care services or health maintenance services, and may include the sale of goods as a secondary activity. Examples of such uses include spas, salons, exercise facilities, and weight management centers.
- .178 Health Care and Human Services – A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human health needs including, but not limited to, diagnostic centers, treatment centers, physical therapy centers, extended care centers, intermediate care facilities, outpatient services or central service facilities serving one or more institutions, but does not include ALCOHOL AND DRUG ADDICTION TREATMENT FACILITIES.
- .179 Health Commissioner – The Warren County Commissioner of Health or his authorized representative.
- .180 Height, or Above Ground Level (AGL) – When referring to a TOWER or other STRUCTURE, the distance measured from the finished GRADE at the base of the TOWER or STRUCTURE to the highest point on the TOWER or other STRUCTURE, including the base pad and any ANTENNA.
- .181 Historic Structure – Any STRUCTURE that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listings on the National Register;
  - B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
  - C. Individually listed on the State of Ohio's inventory of historic places maintained by the Ohio Historic Preservation Office; or
  - D. Individually listed on the inventory of historic places maintained by the CITY'S historic preservation program, which program is certified by the Ohio Historic Preservation Office.
- .182 Home Occupation Type-A/Family Home Occupation – A Home Occupation Type-A shall be considered an ACCESSORY USE not requiring a CONDITIONAL USE Permit (See Section 1113.03 of this UDO).
- .183 Home Occupation Type-B/Retail Home Occupation – A Home Occupation Type-B requires a CONDITIONAL USE Permit (See Section 1113.03 of this UDO).
- .184 Homeowners' Association – A private, nonprofit corporation of homeowners established by a DEVELOPER or group of DEVELOPERS, with local government approval, whose purpose is to own, operate and maintain various common properties, including, but not limited to, COMMON OPEN SPACE, private streets and recreation facilities. The association/corporation holds title to common property.
- .185 Hospital or Sanitarium – An establishment for the medical, surgical or psychiatric care of bed patients for a continuous period longer than twenty-four (24) hours, which is open to the general public twenty-four (24) hours each day for emergency care, has a minimum of ten (10) patient beds, an average of two thousand (2,000) patient days per annum, and has on duty a registered nurse twenty-four (24) hours each day.
- .186 Hotel/Motel – A BUILDING occupied as the more-or-less temporary abiding place of individuals who are lodged with or without meals in which there are ten (10) or more sleeping rooms and no provision made for cooking in any individual room or apartment. A hotel may include RESTAURANTS or cocktail lounges, public banquet halls, ballrooms or meeting rooms.
- .187 Hydrologic and Hydraulic Engineering Analysis – An analysis performed by an professional ENGINEER, registered in the State of Ohio, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and/or FLOODWAY boundaries.
- .188 Identification Sign – A SIGN, other than a NAMEPLATE SIGN, indicating the identity or name, whether through logo, type, graphics or other symbols, address and activity occupying the BUILDING, store, service or establishment.
- .189 Illuminated Sign – A SIGN that has characters, letters, figures, designs or an outline illuminated by electric lights or luminous tubes as a part of the sign proper, or that is illuminated by the reflector method.
- .190 In-Law Suites – A secondary DWELLING UNIT established in conjunction with, and clearly subordinate to, a primary DWELLING UNIT, which is only occupied by a member(s) of the FAMILY of the dwelling's owner(s), who is related to the owner(s) by blood, marriage or adoption.
- .191 Incorporated Territory – Land included within the boundaries of the CITY.
- .192 Industry – See GENERAL INDUSTRY and LIGHT INDUSTRY.
- .193 Information Technology – These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: telecommunications, data processing and computing centers, computer electronic parts, equipment and electronics manufacturing, computer programming and software development, and internet-related businesses. All operations are carried on in a completely enclosed BUILDING and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.
- .194 Informational Sign – A SIGN conveying a message relative to a danger or hazard existing on the property, or indicating a condition on the property that requires the exercise of ordinary due care, or providing public safety information, or other public information.
- .195 Informational Window Sign – Window signage with a total area of four square feet (4 sq. ft.) or less and bearing only information about entry and exit, business hours, authorized service representative information and/or discount and credit systems accepted in that establishment.
- .196 Interior Lot – see LOT.
- .197 Joint Identification Sign – A SIGN intended to provide the identity or name, whether through logo, type, graphics or other symbols, for two (2) or more uses within one BUILDING or on one property or the name of the BUILDING or its address for property occupied by two (2) or more businesses.

- .198 Junior High School – A school/institution serving students between seventh and eighth grade, or between seventh and ninth grade.
- .199 Junk - Old or scrap copper, brass, rope, rags, batteries, paper, rubber, trash waste, iron, steel and other old or scrap ferrous or nonferrous materials.
- .200 Junkyard - An establishment or place of business, other than an establishment having facilities for processing iron, steel or nonferrous scrap and whose principal product is scrap iron and steel or nonferrous scrap for sale for remelting purposes, which is maintained or operated for the purpose of storing, keeping, buying or selling junk, and includes garbage dumps and sanitary landfills. The term "junk yard" shall also include scrap metal processing facilities which are located within 1,000 feet of the nearest edge of the right-of-way of a highway in the interstate or primary system.
- .201 Kennels – Any premises where domestic animals, such as dogs and cats, are boarded, trained or bred.
- .202 Landfill – The burial of non-hazardous and non-medical farm, residential, institutional, commercial or industrial waste.
- .203 Landing Field – A specific area designated for the take-off and landing of aircraft.
- .204 Landscaping – The use of natural plant materials including, but not limited to, groundcovers, shrubs, and trees (DECIDUOUS and EVERGREEN). Landscaping also involves the placement, preservation and maintenance of said plant materials and includes such elements as fences, walls, lighting and earth mounding.
- .205 Large-Format Retail – A business that exceeds fifty thousand gross square feet (50,000 sq. ft.), excluding outside sales or storage, restrooms and other non-public areas.
- .206 Letter of Map Change (LOMC) – A Letter of Map Change is an official FEMA determination, by letter, to amend or revise effective FLOOD INSURANCE RATE MAPS, FLOOD HAZARD BOUNDARY AND FLOODWAY MAPS, and FLOOD INSURANCE STUDIES. LOMC's are broken down into the following categories:
- A. *Letter of Map Amendment (LOMA)*: A revision based on technical data showing that a property was incorrectly included in a designated SPECIAL FLOOD HAZARD AREA. A LOMA amends the current effective FLOOD INSURANCE RATE MAP and establishes that a specific property is not located in a SPECIAL FLOOD HAZARD AREA.
  - B. *Letter of Map Revision (LOMR)*: A revision based on technical data that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and FLOODWAY delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination concerning whether a STRUCTURE or PARCEL has been elevated by FILL above the BASE FLOOD ELEVATION and is, therefore, excluded from a SPECIAL FLOOD HAZARD AREA.
  - C. *Conditional Letter of Map Revision (CLOMR)*: A formal review and comment by FEMA as to whether a proposed project complies with the minimum NATIONAL FLOOD INSURANCE PROGRAM floodplain management criteria. A CLOMR does not amend or revise effective FLOOD INSURANCE RATE MAPS, FLOOD HAZARD BOUNDARY AND FLOODWAY MAPS, or FLOOD INSURANCE STUDIES.
- .207 Life Sciences – These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: biotechnology, biopharmaceutical, biomedical, pharmaceuticals, and/or laboratories engaged in testing and research, and the manufacture of medical instruments, appliances, apparatus or filters. All operations are carried on in a completely enclosed BUILDING and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.
- .208 Light Industry – A commercial or industrial establishment that provides, as its PRIMARY ACTIVITY, space for the assembling or processing of goods for sale, or service industries, that do not produce any noise, dust, odor, fumes, vapors, smoke, vibrations, glare, heat, noise, odor, heavy truck or rail traffic, or other objectionable effects on the outside of the BUILDING. All operations are carried on in a completely enclosed BUILDING and comprise a part of use group F-1 or F-2 or the Ohio Building Code. Examples of such uses include food processing, beverage bottling, upholstering, carpets and rugs, business machines, dry cleaning and dyeing, and construction machinery.
- .209 Live Viewing Booth – Any private or semi-private booth, or any viewing room of less than one hundred fifty square feet (150 sq. ft.) of floor space, to which the public may gain admittance, wherein a live performance is presented to five (5) or fewer individuals at any one time.
- .210 Loading Space – An off-street space on the same LOT with a BUILDING or group of BUILDINGS for the temporary parking of a COMMERCIAL VEHICLE while loading and unloading merchandise or materials.

- .211 Lot – The basic development unit; A PARCEL of land with fixed boundaries occupied, or to be occupied by, a MAIN BUILDING, or a group of such BUILDINGS and ACCESSORY STRUCTURES, or used for the principal use and uses accessory thereto, together with such OPEN SPACES as are required under the provisions of this UDO. Every lot shall abut upon and have permanent access to a public STREET and have a minimum frontage of forty feet thereon.
- A. *Corner Lot*: A lot that has at least two (2) contiguous sides abutting upon a STREET for its full length.
- B. *Interior Lot*: A lot other than a corner or through lot.
- C. *Through Lot*: Any lot having frontage on two or more STREETS, as distinguished from a corner lot. In the case of a row of double frontage lots, all sides of such lots adjacent to STREETS shall be considered frontage, and FRONT YARDS shall be provided as required.
- .212 Lot Area – The total horizontal area within the LOT LINES of a LOT.
- .213 Lot Coverage – The part or percent of a LOT occupied by BUILDINGS, including ACCESSORY STRUCTURES.
- .214 Lot Depth – A distance measured in the mean direction of the SIDE LOT LINES from the mid-point of the FRONT LOT LINE to the mid-point of the REAR LOT LINE.
- .215 Lot Line – The lines bounding a LOT or, in some instances, the RIGHT-OF-WAY line or public EASEMENT line on a LOT.
- .216 Lot Line, Front – The line separating a LOT from the STREET. In the case of a CORNER LOT or double frontage lot, the FRONT LOT LINE means the line separating such LOT from both STREETS.
- .217 Lot Line, Rear – The LOT LINE opposite the FRONT LOT LINE. In the case of a LOT pointed at the rear, the rear lot line shall be an imaginary line parallel to the FRONT LOT LINE, not less than ten feet (10') long, lying farthest from the FRONT LOT LINE and wholly within the LOT. In the case of a CORNER LOT, the rear lot line is opposite the FRONT LOT LINE of least dimension.
- .218 Lot Line, Side – Any LOT LINE other than the FRONT LOT LINE or REAR LOT LINE. A side lot line separating a LOT from a STREET is a street lot line. A side lot line separating a LOT from another LOT or lots is an interior side lot line.
- .219 Lot of Record – A PARCEL of land, the dimensions of which are shown on a document or map on file with the Warren County Recorder's Office or in common use by CITY or Warren County officials, and which actually exists as so shown, or any part of such PARCEL held in a record ownership separate from that of the remainder thereof.
- .220 Lot Width – The horizontal distance between the SIDE LOT LINES, measured at the two points where the BUILDING LINE or SETBACK line intersects the SIDE LOT LINES.
- .221 Lowest Floor – The lowest floor of the lowest enclosed area (including BASEMENT) of a STRUCTURE. This definition excludes an "enclosure below the lowest floor" which is an unfinished or flood resistant enclosure usable solely for parking of VEHICLES, building access or storage, in an area other than a basement area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations for enclosures below the lowest floor.
- .222 Main Building – A BUILDING in which is conducted the principal use of the LOT upon which it is situated.
- .223 Main Use – The principal use to which the premises are devoted and the principal purpose for which the premises exist.
- .224 Major Subdivision –
- A. The division of any PARCEL of land shown as a unit or as contiguous units on the last preceding tax roll, into three (3) or more LOTS, sites or PARCELS, any one of which is less than five (5) acres for the purpose, whether immediate or future, of transfer of ownership; or the division of any PARCEL of land into two (2) or more LOTS, sites or PARCELS of any size that involves the creation of any new STREETS, public RIGHT-OF-WAYS or EASEMENTS of access; provided, however, that the division or partition of land into PARCELS of more than five (5) acres not involving any new STREETS, public RIGHT-OF-WAYS or EASEMENTS of access, and the sale or exchange of PARCELS between adjoining lot owners, where such sale does not create additional building sites, shall be exempt from the platting procedures of this UDO but shall not be exempt from the improvement, DEVELOPMENT or redevelopment standards of this UDO.
- B. The improvement of one or more PARCELS of land for residential, commercial or industrial STRUCTURES or groups of structures involving the division or allocation of land for the opening, widening or extension of any STREET or streets, except private streets serving industrial structures; and/or the division or allocation of land as COMMON OPEN SPACE for common use

by owners, occupants or lease holders or as EASEMENTS for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

(See also MINOR SUBDIVISION; SUBDIVISION, MAJOR; and SUBDIVISION, MINOR).

- .225 Major Tree – A living tree with a trunk diameter of at least fifteen inches (15”), measured two feet (2’) above ground level.
- .226 Manufactured Home – A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the *Manufactured Housing Construction and Safety Standards Act of 1974*, 88 Stat. 700, 42 USCA 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 USCA 5415, certifying compliance with all applicable federal construction and safety standards.
- .227 Manufactured or Mobile Home Park – As specified in the Ohio Administrative Code 4781-12-01, a manufactured or mobile home park means any tract of land upon which three or more MANUFACTURED HOMES or MOBILE HOMES, used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, BUILDING, STRUCTURE, VEHICLE, or enclosure used or intended for use as part of the facilities of the park. Manufactured Home Parks and Mobile Home Parks are not permitted under this UDO.
- .228 Marquee – A permanent roofed STRUCTURE attached to and supported by the BUILDING and projecting beyond the BUILDING LINE or over public property.
- .229 Marquee Sign – A SIGN attached to or constructed in a MARQUEE (See also CANOPY SIGN).
- .230 Material Sciences – These uses are permitted in the Office-Research Park District and include, but are not limited to, the following uses: plastics/polymer research and engineering, laser technology and application, robotic research, and the manufacturing, processing and/or packaging of medical, optical, scientific, electronic or electromagnetic devices, equipment, systems or supplies. All operations are carried on in a completely enclosed BUILDING and comprise a part of the use group B, F-1 or F-2 of the Ohio Building Code.
- .231 Memorial Sign – A SIGN designed, intended or used to preserve the memory of a PERSON, place or event, including landmark plaques and historical plaques.
- .232 Medical Center/Clinic – A commercial or noncommercial establishment that provides, as its PRIMARY ACTIVITY, health-related services to the general public on an outpatient basis. Such use shall not provide space for overnight treatment and may be set up with emergency vehicle receiving areas and trauma treatment facilities. Such use comprises a part of use group B of the Ohio Building Code. Examples of such uses include clinics and emergency clinics.
- .233 Medical and Health-Related Office – A commercial or noncommercial establishment that provides, as its PRIMARY ACTIVITY, health-related services to the general public on an outpatient basis. Such use shall not provide space for overnight treatment and comprises a part of use group B of the Ohio Building Code. Examples of such uses include doctors’ offices and dentists’ offices.
- .234 Menu Board – A permanently mounted SIGN displaying the bill of fare for a RESTAURANT, FAST FOOD RESTAURANT or instructions or services for other drive-thru or drive-in establishments.
- .235 Microcell – The lines that connect a provider's TOWERS/cell sites to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.
- .236 Mining and Extraction – All or any part of the process involved in the mining of minerals and raw materials by removing overburden and mining directly from the deposits, open-pit mining or minerals naturally exposed, mining by auger method, dredging and quarrying, or underground mining and surface work incidental to an underground mine. Such uses are not permitted in the CITY under this UDO.
- .237 Minor Subdivision – The division of any PARCEL of land shown as a unit or as contiguous units on the last preceding tax roll along an existing and improved public STREET, into not more than two (2) LOTS or PARCELS, any one of which is less than five (5) acres; or the division of any PARCEL of land into two (2) or more LOTS of more than five (5) acres not involving any new STREETS, public RIGHT-OF-WAYS or EASEMENTS of access; or the sale or exchange of PARCELS between adjoining lot owners, where such sale does not create additional building sites; or the combination or replatting of two (2) or more LOTS or PARCELS into a single LOT when such LOTS or PARCELS are under the ownership of the same owner and the combination or replatting does not involve any new STREETS, public RIGHT-OF-WAYS or EASEMENTS of access (See also MAJOR SUBDIVISION; SUBDIVISION, MAJOR; SUBDIVISION, MINOR).

- .238 Mobile Home – means a building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet (35') in length or, when erected on site, is three hundred twenty or more square feet (320 sq. ft.), is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home or as an industrialized unit as defined in ORC 3781.06(C).
- .239 Monopole – A support structure constructed of a single, self-supporting hollow metal tube securely anchored to a foundation.
- .240 Monument Sign – A PERMANENT SIGN supported by one or more poles, posts or braces permanently anchored or secured to the ground. Such signs shall be flush with the base, which shall be brick or concrete, and shall not exceed six feet (6') in height from the ground to the top of the sign. Such signs shall be measured from the GRADE, not any mounding.
- .241 Mortgage Loan Lender – Any business that is licensed, or is required to be licensed, under ORC 1321.51 to 1321.60 to make mortgage loans. Mortgage loan lender does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.
- .242 Mortuaries – An establishment providing services such as preparing the human dead for burial and/or cremation and arranging and managing funerals, hospitality and reception areas in connection therewith and which may include limited caretaker facilities. This definition includes crematoriums and columbariums.
- .243 Motor Vehicle – Any VEHICLE, including mobile homes and RECREATIONAL VEHICLES, which is propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires. Motor vehicle does not include motorized bicycles, equipment used in construction work and not designed for or employed in general highway transportation, well-drilling machinery, ditch-digging machinery, farm machinery, trailers that are used to transport agricultural produce or agricultural production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at the speed of twenty-five miles per hour (25 mph) or less, threshing machinery, hay-baling machinery, corn sheller, hammermill and agricultural tractors, machinery used in the production of horticultural, agricultural, and vegetable products, and trailers that are designed and used exclusively to transport a boat between a place of storage and a marina, or in and around a marina, when drawn or towed on a public road or highway for a distance of no more than ten (10) miles and at a speed of twenty-five miles per hour (25 mph) or less (See also VEHICLE).
- .244 Motor Vehicle, Collector's – Any MOTOR VEHICLE or agricultural tractor or traction engine that is of special interest, that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, but not as the owner's principal means of transportation, and that displays current, valid license tags issued under ORC 4503.45, or a similar type of MOTOR VEHICLE that displays current, valid license tags issued under substantially equivalent provisions in the laws of other states.
- .245 Motor Vehicle, Commercial – Any MOTOR VEHICLE that has motor power and is designed and used for carrying freight or merchandise, or that is used as a commercial tractor, as that term is defined by ORC 4501.01.
- .246 Motor Vehicle, Noncommercial – Any MOTOR VEHICLE, including a farm truck as defined by ORC 4503.04, that is designed by the manufacturer to carry a load of no more than one ton and is used exclusively for purposes other than engaging in business for profit.
- .247 Motor Vehicle-Oriented Business – Any commercial business that by design, type of operation, or nature of business has one of its functions as the provision of services to a number of MOTOR VEHICLES or their occupants in a short time span, or the provision of services to the occupants of MOTOR VEHICLES while they remain in the VEHICLES. Such uses may include the retail sale of lubricants and MOTOR VEHICLE accessories, and the provision of routine maintenance and/or service of MOTOR VEHICLES. Repairs, such as those described in VEHICLE REPAIR SERVICE shall not be permitted.
- .248 Movie Theater – A STRUCTURE used for dramatic, operatic, motion pictures or other performances, for which admission to is a paid service and concession services only are provided (See also COMMERCIAL ENTERTAINMENT).
- .249 Moving Sign – Any SIGN, all or any part of which physically moves up or down or sideways, revolves, or is animated so as to give the appearance of movement.

- .250 Multi-Use Tower – A self-supporting lattice, guyed or MONOPOLE structure, constructed from GRADE that supports more than one Wireless Telecommunications Facility.
- .251 Nameplate Sign – A SIGN indicating the name, address and profession of the individual or individuals residing on the premises, or legally occupying the premises, or indicating a HOME OCCUPATION legally existing on the premises in a residential ZONING DISTRICT.
- .252 National Flood Insurance Program (NFIP) – The NFIP is a Federal program enabling property owners in participating communities to purchase insurance protection against losses from FLOODING. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to BUILDINGS and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the Federal government that states if a community will adopt and enforce floodplain management regulations to reduce future flood risks to all DEVELOPMENT in SPECIAL FLOOD HAZARD AREAS, the Federal government will make flood insurance available within the community as a financial protection against flood loss.
- .253 New Construction – STRUCTURES for which the START OF CONSTRUCTION commenced on or after the initial effective date of the *City of Franklin Flood Insurance Rate Map*, effective as November 5, 1980, and any subsequent amendments thereto, and includes any subsequent improvements to such STRUCTURES.
- .254 Nonconforming Building – A BUILDING, or portion thereof, lawfully existing on the effective date of this UDO, or amendments thereto, and that does not conform to the lot, dimensional, height, YARD, are or lot coverage regulations of the DISTRICT in which it is located.
- .255 Non-Routine Maintenance – Activities necessary not more frequently than every twenty-four (24) months to keep STRUCTURES and equipment in good repair.
- .256 Non-Structural Controls – Stormwater runoff control and treatment techniques that use natural measures to control runoff and/or reduce pollution levels, and do not require extensive CONSTRUCTION efforts and/or do promote runoff control and/or pollutant reduction by eliminating the runoff and/or pollutant source. Examples include minimizing impervious area, buffer strips along streams, and preserving natural vegetation.
- .257 Nude or Semi-Nude Modeling Studio – Any place where a individual who appears SEMI-NUDE or who displays SPECIFIED ANATOMICAL AREAS is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. Nude Model Studio shall not include:
- A. A proprietary school licensed by the State of Ohio, or a COLLEGE, junior college or university supported entirely or in part by public taxation;
  - B. A private COLLEGE or university that offers educational programs in which credits are transferable to a COLLEGE, junior college, or university supported entirely or partly by taxation; or
  - C. An establishment holding classes in a STRUCTURE that has no SIGN visible from the exterior of the STRUCTURE and no other advertising that indicates a SEMI-NUDE person is available for viewing; where in order to participate in a class a student must enroll at least three days in advance of the class; and where no more than one SEMI-NUDE model is on the premises at any one time.
- .258 Nudity, State of Nudity or Nude – Exposing to view the genitals, pubic area, vulva, perineum, anus, anal cleft or cleavage, or pubic hair with less than a fully opaque COVERING; exposing to view any portion of the areola of the female breast with less than a fully opaque COVERING; exposing to view male genitals in a discernibly turgid state, even if entirely covered by an opaque COVERING; or exposing to view any device, costume, or COVERING that gives the appearance of or simulates any of these anatomical areas.
- .259 Nursing Home – See SKILLED NURSING FACILITY. A HOSPITAL shall not be construed to be a nursing home.
- .260 ODOT – The Ohio Department of Transportation.
- .261 Office/Administrative Space – Space provided in a BUILDING designed, intended or used primarily for office functions.
- .262 Ohio Building Code (OBC) – Wherever the term “Ohio Building Code” or “Building Code” appears in this UDO, it shall mean the Ohio Building Code, for commercial and industrial uses, or Residential Code of Ohio, for residential uses, as determined applicable by the ZONING OFFICIAL.
- .263 Opacity – The degree to which a STRUCTURE, use or view is screened from ADJACENT PROPERTIES.

- .264 Open Space – An area substantially open to the sky, which may be on the same LOT with a BUILDING. The area may include, along with the natural environmental features, water areas, swimming pools, tennis courts or any other recreational facilities; STREETS, STRUCTURES and the like shall not be included.
- .265 ORC – Ohio Revised Code, including any subsequent amendments thereto.
- .266 Overlay District – A district described on the CITY'S ZONING MAP within which, through superimposition of a special designation, certain regulations and requirements apply, in addition to those of the underlying ZONING DISTRICT.
- .267 Parcel – A LOT, or contiguous group of LOTS in single ownership or under single control, and usually considered a unit for the purposes of development.
- .268 Park – Any public or private land available for recreational, educational, cultural or aesthetic use.
- .269 Parking (Area) – Any part of a site used by VEHICLES not totally enclosed within a STRUCTURE. This includes PARKING SPACE and aisles, drives, loading areas and VEHICLE storage areas, driveways and permitted off-street PARKING SPACES for single- and two-family residential uses.
- .270 Parking Space – An off-street space, either within a STRUCTURE or in the open, available for the parking of one MOTOR VEHICLE and having an area of not less than one hundred seventy square feet (170 sq. ft.), exclusive of passageways, driveways and maneuvering space.
- .271 Parkland – A tract of land designated and used by the public for active or passive recreation.
- .272 Passive Space – OPEN SPACE provided in a PARK or other development that does not contain any active recreational equipment, GAME COURTS or playing fields. Passive space may include benches, picnic areas and tot lots.
- .273 Peak Rate of Runoff – The maximum rate of runoff for any twenty-four (24) hour storm of a given frequency.
- .274 Pennant – A triangular shaped BANNER.
- .275 Permanent Residential Subdivision or Planned Unit Development Identification Signage – Those signage features specifically relating to the denotation of a major entrance or entrances to a residential SUBDIVISION (See also GROUND SIGN).
- .276 Permanent Sign – A SIGN designed or intended to be used indefinitely, or used indefinitely without change in the same state or place, and includes BUSINESS SIGNS, CANOPY/MARQUEE SIGNS, CHANGEABLE COPY SIGNS, DIRECTIONAL SIGNS, GROUND SIGNS, ILLUMINATED SIGNS, IDENTIFICATION SIGNS, MEMORIAL SIGNS, MONUMENT SIGNS, PROJECTING NAMEPLATE SIGNS, SHINGLE SIGNS, WALL SIGNS and certain WINDOW SIGNS.
- .277 Person – Any person, firm, partnership, association, corporation, company, or other legal entity, private or public, whether for profit or not-for-profit, including State and local governments and agencies. An agency is further defined as any governmental entity of the State and includes, but is not limited to, any board, department, division, commission, bureau, society, council, institution, State COLLEGE or university, community COLLEGE district, technical COLLEGE district, or State community COLLEGE. Agency does not include the Ohio General Assembly, the State Controlling Board, the Adjutant General's Department or any court (ORC 111.15).
- .278 Personal Service – A commercial establishment that provides, as its PRIMARY ACTIVITY, a service either to an individual or to an individual's personal property (excluding MOTOR VEHICLES, boats or other VEHICLES). Such use shall be completely contained within a BUILDING and comprises a part of use group B of the Ohio Building Code. Examples of such uses include shoe repair shops, watch repair shops, banks, and savings and loan institutions.
- .279 Planning Commission – The administrative board and quasi-judicial board, appointed in accordance with the City Charter, which hears and decides CONDITIONAL USE applications, makes recommendations to COUNCIL on all legislative zoning matters, and reviews planning-related issues, all as outlined in this UDO.
- .280 Plat – A SUBDIVISION of land legally approved and recorded.
- .281 Playground – A private or publicly owned area for recreational use primarily by children.
- .282 Pole Sign – A SIGN supported by one or more poles, posts or braces permanently mounted on or in the ground that exceeds six feet (6') in height. Pole signs are not permitted under this UDO, except when approved in the Highway Sign Overlay District.
- .283 Political Sign – A SIGN that advocates for or against the election of a candidate, recall or retention of an officeholder, passage or defeat of a ballot measure, or that solicits signatures for initiative, referendum or recall petitions.

- .284 Potable Water – Water that is satisfactory for drinking, culinary and domestic purposes meeting current drinking water standards.
- .285 Porch – An unheated, open-air platform, enclosed with a roof that is either:  
A. Freestanding and directly adjacent to a principal BUILDING; or  
B. Attached to the BUILDING, that has railings or walls on the sides not exceeding thirty-eight inches (38”) in height from the platform.  
The area between the roof and the railings or walls may be covered with screening or netting material only, and cannot be enclosed with windows or detachable glass sash.
- .286 Portable Shed – A shed that is not anchored to the ground, or does not have a permanent base, and that is capable of being moved around the property as a single unit.
- .287 Pre-Development Conditions – Site conditions, as they existed prior to manmade alterations and/or earth disturbing activities.
- .288 Pre-existing Towers and Pre-existing Antennas – Any TOWER or ANTENNA for which a building permit or special use permit has been properly issued prior to the effective date of this UDO, including permitted TOWERS or ANTENNAS that have not yet been constructed, so long as such approval is current and not expired.
- .289 Preliminary Plat – A preliminary map showing the proposed layout of a SUBDIVISION in sufficient detail to allow review by the PLANNING COMMISSION.
- .290 Primary Activity – An activity that comprises more than fifty percent (50%) of the total FLOOR AREA of a BUILDING.
- .291 Private Stable – A STRUCTURE used, designed or constructed for the keeping of animals, particularly horses, for the private use and enjoyment of the owner of the property. Such uses are not commercial enterprises and shall not be greater than thirteen thousand square feet (13,000 sq. ft.) in size.
- .292 Private Swimming Pools – A swimming pool exclusively used, without paying an additional charge for admission, by the residents and guests of a single household, a multi-family development, or a community, the members and guests of a club, or the patrons of a HOTEL/MOTEL; an ACCESSORY USE.
- .293 Private Traffic and On-Site Directional Signs – A TEMPORARY SIGN or PERMANENT SIGN that provides information regarding location, instructions for use, or functional/directional data.
- .294 Professional and Business Office – A commercial establishment that provides, as its PRIMARY ACTIVITY, space for any professional and/or business operation where the product is a person’s knowledge or skill and not a commodity. Such use shall be completely contained within a BUILDING. “Professional and business office” does not include health-related services, and such use comprises a part of use group B of the Ohio Building Code. Examples of such uses include, but are not limited to, law offices, real estate offices and corporate headquarters.
- .295 Projecting Nameplate Sign – A SIGN indicating only the name and/or address of a business or occupant(s) that extends outward, perpendicular to the BUILDING face, not more than four feet (4’) beyond the BUILDING and not less than eight feet (8’) above the sidewalk or ground level.
- .296 Property Line – A legally recorded boundary of a LOT, tract or other PARCEL of land.
- .297 Protected Public Water Supply – A public water system which services at least fifteen (15) service connections used by year-round residents, or regularly serves at least twenty-five (25) year round residents, and having a five (5) year capture area defined through appropriate hydrologic studies.
- .298 Public Recreation – see RECREATION, PUBLIC.
- .299 Public Utility – Any PERSON, firm or corporation, municipal department or board of commission duly authorized to furnish to the public, under State or Municipal regulations, gas, steam, electricity, sewage disposal, communication, telegraph, telephone, transportation or water service.
- .300 Real Estate Sign – A SIGN announcing the sale, rental or lease of the LOT where the sign is displayed, or announcing the sale, rental or lease of one or more STRUCTURES, or a portion thereof, located on such LOT, and indicating the owner, realty agent, telephone number or “open house” information.
- .301 Real Property Services – An establishment that provides, as its PRIMARY ACTIVITY, off-site services to the real property of individuals or corporations and which may include limited, on-site retail sales. Such uses comprise a part of use group B of the Ohio Building Code. Examples of such uses include companies that perform CONSTRUCTION, LANDSCAPING, concrete and/or asphalt work.
- .302 Rear Lot Line – see LOT LINE, REAR.
- .303 Rear Yard - see YARD.
- .304 Recreation, Commercial – A commercial establishment that provides, as its PRIMARY ACTIVITY, outdoor space for various types of sporting and/or leisure activities, though a portion of the activities

may be carried on within an enclosed BUILDING. Such uses include, but are not limited to, golf courses, go-cart racing, putt-putt golf, paint ball facilities, wedding and banquet facilities and driving ranges that are privately owned and operated with the intention or earning a profit by providing entertainment or entertainment space for the public.

- .305 Recreation, Public – Includes all uses that are commonly provided for the public at PARKS, PLAYGROUNDS, COMMUNITY CENTERS, and other sites owned and operated by a unit of government for the purpose of providing recreation.
- .306 Recreational Vehicle – A vehicle which is:
- A. Built on a single chassis;
  - B. Four hundred square feet (400 sq. ft.) or less when measured at the largest horizontal projection;
  - C. Designed to be self-propelled or permanently towable by a light duty truck; and
  - D. Designed primarily not for use as a permanent DWELLING but as temporary living quarters for recreational, camping, travel, or seasonal use.
- .307 Recycling Center – A facility that is not a junkyard and in which recoverable resources, such as newspapers, glassware and metal cans are collected, stored, flattened, crushed, and/or bundled.
- .308 Recycling Plant – A facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books and other paper products, glassware, metal cans, and other products are recycled, reprocessed, and treated to return such products to a condition in which they may be used for production.
- .309 Regulated Substances – Chemicals and mixtures of chemicals that are health hazards. Materials packaged for personal or household use as food or drink for man or other animals are not Regulated Substances. Regulated Substances include:
- A. Chemicals for which there is scientific evidence that acute or chronic health effects may result from exposure including carcinogens, toxic and highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin, eyes or mucous membranes.
  - B. Mixtures of chemicals that have been tested as a whole and have been determined to be a health hazard.
  - C. Mixtures of chemicals which have not been tested as a whole but which contain any chemical which has been determined to be a health hazard and which comprises one percent (1.0%) or greater of the composition on a weight per unit weight basis, and mixtures of chemicals which include a carcinogen if the concentration of the carcinogen in the mixture is one tenth of one percent (0.1%) or greater of the composition on a weight per unit weight basis.
  - D. Ingredients of mixtures prepared within the Well Field Protection Overlay District in cases where such ingredients are health hazards but comprise less than one tenth of one percent (0.1%) of the mixture on a weight per unit weight basis if carcinogenic, or less than one percent (1.0%) of the mixture on a weight per unit weight basis if non-carcinogenic.
  - E. Petroleum and non-solid petroleum derivatives (except non-PCB dielectric fluids).
- .310 Rental Room – A part of a DWELLING UNIT used as a lodging facility by someone not in the FAMILY housekeeping unit. Such rooms may or may not have separate entrances and do not have separate cooking facilities. Such uses are prohibited under this UDO.
- .311 Replacement Cost – The cost of replacing a STRUCTURE or BUILDING at current costs at the time of the loss, identical to the one that was destroyed, without application of depreciation.
- .312 Research and Development Facility – A commercial establishment that provides, as its PRIMARY ACTIVITY, space for the development of information and/or products that are used by business and industry. Such use shall be completely contained in a BUILDING, does not produce goods or services for direct retail sale and comprises a part of use groups B or F-2 of the Ohio Building Code. Examples of such uses include, but are not limited to, biological testing labs, corporate research and development facilities.
- .313 Residential Area – The DISTRICTS outlined for residential development under this UDO.
- .314 Residential Treatment Facility – A residential facility that provides residential services to more than nine (9) individuals who are mentally retarded, developmentally disabled or physically handicapped, and who cannot otherwise care for themselves or are convalescing or undergoing rehabilitation and/or treatment. Such individuals are provided services to meet their individual needs, and they must not have been previously convicted of a felony or require institutional care or treatment. A residential treatment facility shall be licensed by and/or has accountability to a governmental agency for the

- clientele served. It does not include HOSPITALS or facilities that administer treatment as their primary function to in-patients, outpatients or on a daycare basis.
- .315 Restaurant – A commercial establishment that provides, as its PRIMARY ACTIVITY, prepared food for consumption on the premises inside of a BUILDING. A restaurant shall not include drive-through facilities or any other facilities for eating or picking up food outside of the BUILDING, except upon approval of a DRIVE-THROUGH RETAIL CONDITIONAL USE by the PLANNING COMMISSION. A restaurant comprises a part of use group A-2 of the Ohio Building Code (See also FAST FOOD RESTAURANTS).
- .316 Retail - See BUSINESS RETAIL, CONSUMER RETAIL, DRIVE-THROUGH RETAIL, GENERAL RETAIL, LARGE-FORMAT RETAIL.
- .317 Revolving Sign – A SIGN that revolves three hundred sixty degrees (360°) but does not exceed eight (8) revolutions per minute.
- .318 Right-of-way – A strip of land dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts and bridges.
- .319 Riparian – Of, on, or relating to, the bank of a natural course of water.
- .320 Riparian Buffer – Riparian buffers are the areas of vegetation directly separating land from water and immediately adjacent land that is frequently inundated (the floodways of streams). Vegetation in riparian buffers typically consists of plants that either are emergent aquatic plants, or herbs, trees and shrubs that thrive in close proximity to water.
- .321 Roof Line – The lowest point of a roof that is closest to the ground.
- .322 Roof Sign – A SIGN erected upon or above a roof or parapet wall of a BUILDING, which sign is wholly or partially supported by such BUILDING. Roof signs are prohibited under this UDO.
- .323 Salvage Material – Clean packing materials such as, but not limited to, cardboard boxes and paper, newspaper, plastic, rags, tires, scrap iron and other metals, glass, and similar materials, motor vehicles or parts thereof, used lumber, household garbage, inoperable machinery or appliances, and similar materials, which can be rejuvenated or returned for reconstitution.
- .324 Salvage/Scrap Yard – A facility, but not including a junkyard, recycling center, recycling plant, or scrap metal processing facility licensed under authority of ORC 4737.05 to 4737.12 or regulated under authority of the City, as defined by Section 713.01 of the City of Franklin Codified Ordinances, and not including motor vehicle salvage as defined by Section 715.01 of the City of Franklin Codified Ordinances, where SALVAGE MATERIALS are bought, sold, exchanged, collected, salvaged, stored, baled, packed, disassembled, or handled.
- .323 .325 Satellite Parking – PARKING SPACES located off-site of the BUILDING that it is designed to serve.
- .324 .326 Scrap Metal Processing Facility - An establishment having facilities for processing iron, steel, or nonferrous scrap and whose principal product is scrap iron and steel or nonferrous scrap for sale for remelting purposes.
- .325 .327 Secondhand Dealer – Any PERSON, partnership, corporation or other entity that engages in the purchase, sale, receiving or exchange of secondhand articles or precious metals, as the same are defined in Chapter 723 of the Codified Ordinances.
- .326 .328 Security Sign – A SIGN indicating that the property is protected by a security surveillance system of any nature.
- .327 .329 Sediment Basin – A barrier, dam or other facility built to reduce the velocity of water in order to settle and retain sediment.
- .328 .330 Self-Service Storage Facility or Mini-Warehouse – A facility consisting of a BUILDING or group of BUILDINGS, usually in a controlled-access compound, that may contain varying sizes of individual, self-contained, enclosed, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' residential goods or wares, that are owned, leased or rented.
- .329 .331 Semi-Nudity, State of Semi-Nudity, Semi-Nude Condition or Semi-Nude – Exposing to view, with less than a fully opaque COVERING, any portion of the female breast below the top of the areola or any portion of the buttocks. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other clothing, provided that the areola is not exposed in whole or in part.

- .330 .332 Senior High School – A school/institution serving students between ninth grade and twelfth grade (9-12), or between tenth grade and twelfth grade (10-12).
- .331 .333 Setback or Setback Line – The minimum distance that a BUILDING may be constructed from a LOT LINE.
- .332 .334 Sex Store – A business offering goods for sale or rent and that meet any of the following tests:
- A. More than ten percent (10%) of the STOCK-IN TRADE OR INVENTORY, or more than ten percent (10%) of the gross public FLOOR AREA of the business, consists of SEXUALLY-ORIENTED NOVELTIES OR TOYS; or
  - B. It offers for sale items from any two (2) of the following categories: ADULT ENTERTAINMENT, ADULT MEDIA, SEXUALLY-ORIENTED NOVELTIES OR TOYS, lingerie, or apparel or other items marketed or presented in a context to suggest their use for sadomasochistic practices, and the combination of such items constitutes more than fifteen percent (15%) of the STOCK-IN-TRADE OR INVENTORY of the business or occupies more than fifteen percent (15%) of the gross public FLOOR AREA; or
  - C. Which advertises or holds itself out in any forum as a SEXUALLY-ORIENTED BUSINESS by use of such terms as “sex toys,” “marital aids,” “X-rated,” “XXX,” “adult,” “sex,” “nude,” or otherwise advertises or holds itself out as a SEXUALLY-ORIENTED BUSINESS.
  - D. Sex Store shall not include any establishment which, as a substantial portion of its business, offers for sale or rental to individuals employed in the medical, legal or education professions anatomical models, including representations of human genital organs or female breasts, or other models, displays, and exhibits produced and marketed primarily for use in the practice of medicine or law or for use by an educational institution.
- .333 .335 Sexual Encounter Establishment – A business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:
- A. Physical contact in the form of wrestling or tumbling between persons of the opposite sex when one or more of the persons is NUDE or SEMI-NUDE; or
  - B. Activities between male and female persons and/or persons of the same sex when one or more of the persons is NUDE or SEMI-NUDE; or
  - C. A place where two (2) or more persons may congregate, associate or consort for the purpose of engaging in SPECIFIED SEXUAL ACTIVITIES; or
  - D. A place where two (2) or more persons appear NUDE or SEMI-NUDE for the purpose of displaying their NUDE or SEMI-NUDE bodies for the their receipt of consideration or compensation in any type or form.
- An establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of Ohio engages in medically approved and recognized therapy including, but not limited to, massage therapy, as regulated pursuant to ORC 4731.15, is not a Sexual Encounter Establishment.
- .334 .336 Sexually-Oriented Business – An ADULT ARCADE, ADULT BOOKSTORE, ADULT CABARET, ADULT ENTERTAINMENT ESTABLISHMENT, ADULT MEDIA (VIDEO) STORE, ADULT MOTION PICTURE THEATER, ADULT NOVELTY STORE, ADULT THEATER, NUDE OR SEMI-NUDE MODEL STUDIO, SEX STORE, or SEXUAL ENCOUNTER ESTABLISHMENT. “Sexually Oriented Business” does not include an ADULT MOTEL, as defined above.
- .335 .337 Sexually-Oriented Novelties or Toys – Instruments, devices or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate or arouse human genital organs or female breasts or for sadomasochistic use or abuse of self or others.
- .336 .338 Shingle Sign – A SIGN supported by one or two poles, measuring not more than four feet (4') from the ground to the top of the sign or STRUCTURE. The shingle is a small IDENTIFICATION SIGN, exceeding not more than two square feet (2 sq. ft.) in area, and shall denote only the name, occupation of the professional occupant of the BUILDING, and shall not be illuminated.
- .337 .339 Short-Term Loan Lender – Any business that is licensed, or is required to be licensed, under ORC 1321.35 to 1321.48 to make short-time loans. Short-term loan lender does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.
- .338 .340 Side Lot Line – See LOT LINE, SIDE.
- .339 .341 Side Yard - See YARD.

- .340 .342 Sign – Any display, figure, painting, drawing, placard, poster or other device placed on the ground or on any tree, wall, bush, rock, post, fence, BUILDING, STRUCTURE or thing whatsoever, which is designed, intended or used to convey a message, advertise, inform or direct attention to a PERSON, institution, organization, activity place, object or product. “Placed,” as used in this definition, includes erecting, constructing, posting, painting, printing, tracking, nailing, gluing, sticking, carving or other fastening, affixing or making visible in any manner whatsoever.
- .341 .343 Sight Distance – The minimum extent of an unobstructed vision (on a horizontal plane) along a STREET from a point five feet (5’) above the centerline of a STREET.
- .342 .344 Sign Structure – Any STRUCTURE that supports, or is capable of supporting, any SIGN as defined in this UDO. A sign structure may be a single pole, or may or may not be an integral part of the BUILDING.
- .343 .345 Site Development Plan – The written document or set of plans that meet the requirements of this UDO, provide information on the location of the area proposed for DEVELOPMENT and the site in relation to its general surroundings, and existing characteristics of the site, including limits of earth disturbing activities.
- .344 .346 Site Plan – A plan showing uses and STRUCTURES proposed for a PARCEL of land, as required by the regulations involved. Includes LOT LINES, STREETS, building sites, reserved OPEN SPACE, BUILDINGS, major landscape features – both natural and man-made – and, depending on the requirements, the location of proposed utility lines.
- .345 .347 Skilled Nursing Facility – (Nursing Home) A residential facility used for the care of the aged, infirm, chronically ill, incurably ill or any other individual dependent on regular and ongoing nursing care; and which is not equipped for surgical care or for treatment of acute disease or serious injury; and is not primarily designed for patients being treated for mental illness or alcohol or drug addiction.
- .346 .348 Sketch Plan – An informal plan or sketch showing the existing features of a site and its surroundings and the general layout of a proposed MINOR SUBDIVISION.
- .347 .349 Sleeping Area – Floor space provided in a BUILDING designed, intended or used primarily as a place to sleep. “Sleeping area” includes all bedroom space and all other areas where beds are permanently kept.
- .348 .350 Small Loan Lender – Any business that is licensed, or is required to be licensed, under ORC 1321.01 to 1321.19 to make small loans. Small Loan Lender does not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.
- .349 .351 Small Loan Operations – Small Loan Operations shall include ALTERNATIVE FINANCE SERVICE PROVIDERS, CHECK-CASHING BUSINESSES, CREDIT SERVICE ORGANIZATIONS, MORTGAGE LOAN LENDERS, SHORT-TERM LOAN LENDERS and SMALL LOAN LENDERS. Small Loan Operations shall not include any bank, savings and loan, credit union or similar financial institution doing business under authority granted by the Ohio Superintendent of Financial Institutions or by the equivalent regulatory authority of another state of the United States.
- .350 .352 Special Flood Hazard Area – Also known as “Areas of Special Flood Hazard,” it is the land in the floodplain subject to a one percent or greater chance of FLOODING in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency on FLOOD INSURANCE RATE MAPS, FLOOD INSURANCE STUDIES and FLOOD HAZARD BOUNDARY AND FLOODWAY MAPS as *Zones A, AE, AH, AO, A1-30, and A99*. Special flood hazard areas may also refer to areas that are flood prone and designated from other federal state or local sources of data including but not limited to historical flood information reflecting high water marks, previous flood inundation areas, and flood prone soils associated with a WATERCOURSE.
- .351 .353 Specified Anatomical Areas – This term is used to describe:
- A. The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
  - B. Less than completely and opaquely covered human genitals, pubic region, buttocks, including the cleft, anus, or female breast below a point immediately above the top of the areola.
- .352 .354 Specified Criminal Activity – Any of the following offenses: Prostitution or promoting prostitution; soliciting; loitering to engage in solicitation; sexual performance by a child; public lewdness; indecent exposure; indecency with a child; sexual assault; molestation of a child; or any similar offenses to those described above under the criminal or penal laws of any local jurisdiction, state, or country for

- which less than two (2) years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of a misdemeanor offense; or less than five (5) years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense. The fact that a conviction is being appealed shall not prevent such conviction from constituting a specified criminal activity as defined in this section.
- .353 .355 Specified Sexual Activities – Means any of the following:
- A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
  - B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or
  - C. Excretory functions as a part of or in connection with any of the activities set forth in A. or B., above.
- .354 .356 Stables – Any ACCESSORY STRUCTURE having stalls or compartments where animals, excluding dogs and cats, are boarded, trained or bred (See also KENNELS).
- .355 .357 Start of Construction – The date the building permit was issued, provided the actual start of CONSTRUCTION, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent CONSTRUCTION of a STRUCTURE on a site, such as the pouring of slab or footings, the installation of piles, the CONSTRUCTION of columns, or any work beyond the stage of EXCAVATION; or the placement of a MANUFACTURED HOME on a foundation. Permanent CONSTRUCTION does not include land preparation, such as clearing, grading, and FILLING; nor does it include the installation of STREETS and/or walkways; nor does it include EXCAVATION for a BASEMENT, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of ACCESSORY STRUCTURES, such as DETACHED GARAGES OR SHEDS not occupied as DWELLING UNITS or not part of the main STRUCTURE. For a SUBSTANTIAL IMPROVEMENT, the actual start of construction means the first ALTERATION of any wall, ceiling, floor, or other structural part of a BUILDING, whether or not that ALTERATION affects the external dimensions of a BUILDING.
- .356 .358 Stock-In Trade or Inventory – The individual items offered for sale or rental in the area of an establishment open to the public.
- .357 .359 Stop-Work Order – An order issued that requires that all work on the site must cease, except work associated with bringing the site into compliance with the approved SWP3, SITE DEVELOPMENT PLAN or construction plans.
- .358 .360 Story – The part of the BUILDING included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. If the floor level directly above a BASEMENT is more than six feet (6') above GRADE, such BASEMENT shall be considered a story.
- .359 .361 Story, Half – An uppermost story lying under a sloping roof having an area of at least two hundred square feet (200 sq. ft.) with a clear height of seven feet, six inches (7'6"). For the purposes of this UDO, the usable FLOOR AREA is only that area having at least four feet (4') of clearance height between the floor and the ceiling.
- .360 .362 Storm Frequency – The average period of time, in years, within which a storm of a given duration and intensity can be expected to be equaled or exceeded.
- .361 .363 Stormwater Management Plan (SMP) – The written document meeting the requirements of this UDO regulation that sets forth the plans and practices to be used to minimize storm water runoff from a site and to safely convey or temporarily store and release post-development storm water runoff at an allowable rate to minimize FLOODING and erosion.
- .362 .364 Storm Water Pollution Prevention Plan (SWP3) – The document required by the Ohio EPA for compliance with its *NPDES Construction Activity General Permit #OHC000002*. The requirements of the SWP3 are required as part of the local jurisdiction's Stormwater Management Plan, as described above, and in this UDO.
- .363 .365 Streamer – Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, string or cord, usually in series, designed to move in the wind. A streamer may have PENNANTS and/or BANNERS attached.
- .364 .366 Street – An improved public way or RIGHT-OF-WAY dedicated to public use, which provides for vehicular and pedestrian access to abutting properties.

- A. *Alley*: Any dedicated public way affording a secondary means of access to abutting property, either to the back or side of properties abutting on another street, and not intended for general traffic circulation.
  - B. *Collector Street*: A street, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from minor/local streets to major streets.
  - C. *Expressways*: A thoroughfare that possesses extra-wide rights-of-way carrying high traffic volumes of unobstructed, limited access vehicular movement.
  - D. *Major Street*: An arterial street intended for large volumes of through traffic and to carry cross-town traffic from several neighborhoods, thereby servicing collector streets. Such streets are intended for carrying heavy loads and large volumes of traffic, for both the immediate CITY area and the region beyond. Any street with a width, existing or proposed, of eighty (80) feet shall be considered a major thoroughfare.
  - E. *Marginal Access Street*: A minor street that is parallel and adjacent to a major street or thoroughfare, and which provides access to abutting properties and protection from major or collector streets.
  - F. *Minor Street*: A local street that primarily provides access to residential or other abutting property.
- .365 .367 Street Line – The edge of the pavement along the front of the property.
- .366 .368 Street Setback Measurements – All BUILDINGS and STRUCTURES shall hereafter be constructed in accordance with the required FRONT YARD SETBACKS in the DISTRICT in which it is to be located, measured from the dedicated RIGHT-OF-WAY line or the STREET LINE, whichever is greater, on expressways, major streets, collector streets, marginal access streets, minor streets and alleys.
- .367 .369 Structural Controls – Any human-made facility, STRUCTURE, or device that is constructed to provide temporary storage and/or treatment of storm water runoff. Examples include retention and DETENTION BASINS, rock-check dams, SWALES, and constructed wetlands.
- .368 .370 Structure – Anything constructed or erected. Its use requires location on the ground or attachment to something having location on the ground including, but not limited to a walled or roofed BUILDING, MANUFACTURED HOME, or gas or liquid storage tank that is principally above ground.
- .369 .371 Subdivider – Any PERSON, partnership, corporation, association or other legal entity that creates or proposes to create a SUBDIVISION, all or a portion of which will be located within the CITY (See also DEVELOPER).
- .370 .372 Subdivision, Major – A platting of land for the purposes of DEVELOPMENT and transfer of ownership. A major subdivision is any subdivision that does not meet the requirements of a MINOR SUBDIVISION. It requires approval of a PRELIMINARY PLAT by the PLANNING COMMISSION, approval of a FINAL PLAT by the PLANNING COMMISSION, ACCEPTANCE by COUNCIL, and recording of the FINAL PLAT prior to the transfer of land (See also MAJOR SUBDIVISION).
- .371 .373 Subdivision, Minor – A division of a PARCEL of land that is approved by the CITY ENGINEER and does not require a PLAT or the combination or replatting of two (2) or more PARCELS into a single LOT that is approved by the CITY ENGINEER (See MINOR SUBDIVISION).
- .372 .374 Subdivision Regulations – Chapter 1111., including any amendments thereto, contained in this UDO.
- .373 .375 Substantial Damage – Damage, of any origin, sustained by a STRUCTURE whereby the cost of restoring the STRUCTURE to its “before-damaged” condition would equal or exceed fifty percent (50%) of the REPLACEMENT COST of the STRUCTURE before the damage occurred.
- .374 .376 Substantial Improvement – Any reconstruction, rehabilitation, addition, or other improvement of a STRUCTURE, the cost of which equals or exceeds fifty percent (50%) of the REPLACEMENT COST of the STRUCTURE before the START OF CONSTRUCTION of the improvement. This term includes structures, which have incurred SUBSTANTIAL DAMAGE, regardless of the actual repair work performed. The term does not, however, include:
- A. Any improvement to a STRUCTURE that is considered NEW CONSTRUCTION;
  - B. Any project for improvement of a STRUCTURE to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified prior to the APPLICATION for a DEVELOPMENT permit by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
  - C. Any ALTERATION of a HISTORIC STRUCTURE, provided that the ALTERATION would not preclude the structure's continued designation as a HISTORIC STRUCTURE.

- .375 .377 Superblock – A residential BLOCK of exceptionally large size, in both dimensions, with access to interior LOTS by CUL-DE-SACS or loop streets and providing one or more COMMON OPEN SPACES.
- .376 .378 Support Commercial Uses – Support RETAIL and PERSONAL SERVICE uses conducted primarily for the convenience of the employees of a permitted use, if such use serves the immediate area and the sum of all such uses occupy no more than ten thousand square feet (10,000 sq. ft.) of any BUILDING. Examples of such uses include retail, athletic clubs and gyms, personal service shops (barber, dry cleaner, salon, etc.), business services (printing, photocopying, mailing and packaging, etc.), child care center, cafeteria or RESTAURANT, financial institution, MEDICAL CLINIC.
- .377 .379 Surveyor – A PERSON licensed by the State of Ohio and registered as a professional surveyor under ORC 4733.
- .378 .380 Swale – A low-lying stretch of vegetated land that gathers and carries surface water.
- .379 .381 Tavern – See BAR.
- .380 .382 Temporary Sign – A SIGN announcing or advertising special events or sales, intended to be used and in fact used for a time period of sixty (60) days or less within one calendar year per location.
- .381 .383 Temporary Vegetation – Short-term vegetative cover such as oats, rye, or wheat, used to stabilize the soil surface until final grading and installation of permanent vegetation.
- .382 .384 Tent – Any STRUCTURE used for living or sleeping purposes, or for sheltering a public gathering, constructed wholly or in part from canvas, tarpaulin or other similar materials. It includes shelter provided for circuses, carnivals, sideshows, revival meetings, camp meetings and all similar meetings or exhibitions in temporary structures.
- .383 .385 Time and Temperature Display – A cabinet containing illuminated numerals FLASHING alternately to show the time and temperature.
- .384 .386 Through Lot – See LOT.
- .385 .387 Total Area of a Sign – “Sign area” shall be measured as outlined in Section 1111.08(f) of this UDO.
- .386 .388 Tower – Any STRUCTURE that is designed and constructed primarily for the purpose of supporting one or more ANTENNAS for telephone, radio and similar communication purposes, including self-supporting lattice, towers, guyed-towers, or MONOPOLES; the term includes radio and television transmission towers, microwave towers, common-carrier towers, wireless telecommunications towers, alternative tower structures, and the like; the term includes the STRUCTURE and any support thereto.
- .387 .389 Traditional Neighborhood – A compact, mixed-use neighborhood where residential, commercial and civic BUILDINGS are within close proximity to each other.
- .388 .390 Transportation or Communication Utility – A STRUCTURE or facility used by a PUBLIC UTILITY or quasi-public utility to store, distribute or generate electricity, gas or telecommunications and related equipment, or to pump or chemically treat water. This use does not include storage or treatment of sewage, solid waste or hazardous waste.
- .389 .391 Travel-Time Contour – A locus of points from which water takes an equal amount of time to reach a given destination such as a well or WELL FIELD.
- .390 .392 Treatment Space – Floor space provided in a BUILDING that is designed, intended or used primarily for the treatment of human and/or animal illness.
- .391 .393 Truck Stop/Truck Service or Gasoline Center - A business that provides the sale and storage of fuel, overnight or hourly parking, and/or other special services catering to COMMERCIAL VEHICLES, specifically Semi Trucks and Semi-Trailers, are prohibited under this UDO.
- .392 .394 UDO – See Unified Development Ordinance.
- .393 .395 Underground Storage Tank – Underground storage tank shall have the same meaning as in ORC 3737.87.
- .394 .396 Unified Development Ordinance – The combining of development regulations and procedures, including zoning and subdivision regulations, sign and floodplain regulations, administrative and hearing procedures, etc. into one unified code and ordinance in the *City of Franklin Unified Development Ordinance*.
- .395 .397 Use – The purpose for which land or a BUILDING is arranged, designed or intended, or for which land or a building is or may be occupied.
- .396 .398 Variance – A grant of relief from the standards of these regulations consistent with the variance conditions herein.

- .397 .399 Variety Store (or Point-Price Retailer) – A commercial establishment that sells a wide range of inexpensive household goods, often selling or advertising all goods at a single price, which is reflected in the name of the establishment.
- .398 .400 Vehicle (Motor-Driven) – Any automobile, truck, motorcycle, trailer, truck camper, RECREATIONAL VEHICLE, bus or boat (See also MOTOR VEHICLE).
- .399 .401 Vehicle, Inoperable – Any MOTOR VEHICLE that does not have a current registration and/or cannot move under its own power.
- .400 .402 Vehicle Dealer – The use of any BUILDING, or part thereof, land area or other premises for the display and/or retail sale, lease or rental of new or used VEHICLES including MOTOR VEHICLES, motorcycles, RECREATIONAL VEHICLES, boats and farm implements. Secondary supporting uses may also exist upon the same site, such as maintenance/repair service areas, parts storage areas, and financial services areas, which activities shall be conducted within a completely enclosed area. Such use shall not include VEHICLE WRECKING or junk business.
- .401 .403 Vehicle Impound Lot – A business that engages in impounding or storing, usually temporarily, of legally impounded VEHICLES, whether publicly or privately impounded, or abandoned VEHICLES.
- .402 .404 Vehicle Repair Services – A commercial establishment that provides, as its PRIMARY ACTIVITY, repair or restoration of VEHICLES, including the rebuilding or reconditioning of engines and/or transmissions; collision services, including body, frame or fender straightening or repair; overall painting; vehicle steam cleaning; upholstering; and replacement of parts and motor service of passenger cars and trucks not exceeding one and one-half ton capacity. Such uses may have outdoor display and/or storage, but may not include any junk or wrecking business, and all repair and/or restoration activities shall be conducted within a completely enclosed BUILDING or STRUCTURE. Such uses comprise a part of the use group S-1 of the Ohio Building Code.
- .403 .404 Vehicle Wrecking – The dismantling or wrecking of used VEHICLES or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete, wrecked or INOPERABLE VEHICLES or their parts; excepting that VEHICLE IMPOUND LOTS are not included in this definition. Vehicle Wrecking is not permitted under this UDO.
- .404 .406 Veterinary Services – A place used for grooming and/or for the care, diagnosis and treatment of sick, ailing, infirm or injured animals and those that are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation or recuperation of such animals. Such use may also include boarding that is incidental to the PRIMARY ACTIVITY. Such uses include animal hospitals/clinics, veterinarian offices and grooming services.
- .406 .408 Video Booth – Any private or semi-private booth or any viewing room of less than one hundred fifty square feet (150 sq. ft.) of floor space or area to which the public may gain admittance, wherein a still or motion picture machine, projector, video monitor, or similar equipment is available for the purpose of showing still or motion pictures, videos, or similar images or photographic reproductions to five (5) or fewer individuals at any one time.
- .407 .409 Viewing Booth – LIVE VIEWING BOOTH or VIDEO BOOTH.
- .408 .410 Viewshed – The area surrounding a WIRELESS TELECOMMUNICATIONS FACILITY or ANTENNA SUPPORT STRUCTURE, within which the facility or STRUCTURE is visible from off-site.
- .409 .411 Violation – The failure of a STRUCTURE or other DEVELOPMENT to be fully compliant with the regulations contained in this UDO.
- .410 .412 Wall Sign – A SIGN attached to a BUILDING face, with the exposed face thereof in a plane parallel to the plane of the wall. Wall signs include painted murals, messages, graphics and other designs painted along with any letters or numerals mounted on BUILDINGS and any extensions thereon.
- .410 .412 Watercourse – Any natural or artificial waterway (including, but not limited to, streams, rivers, creeks, ditches, channels, canals, conduits, culverts, drains, waterways, gullies, ravines, or washes) in which waters flow in a definite direction or course either continuously or intermittently and including any area adjacent thereto which is subject to inundation by reason of overflow of flood water.
- .411 .413 Watershed – A locus of points from which water takes an equal amount of time to reach a given destination such as a well or WELL FIELD.
- .412 .414 Well Field – Means a tract of land that contains a number of wells for supplying water.
- .413 .415 Wholesale Business – A commercial establishment that provides, as its PRIMARY ACTIVITY, storage, break-of-bulk and distribution operations to other commercial establishments. Such use may have some outdoor storage space and comprises a part of use group S of the Ohio Building Code. Examples of such uses include truck terminals and warehouses.

- .414 .416 Window Sign – A SIGN, graphic, poster, symbol or other identification or information about the use or premises which is physically affixed to or painted on the glass or other structural component of the window or a SIGN, graphic, poster, symbols, or other identification or information about the use or premises erected on the inside of the BUILDING within two feet (2') of the window and intended to be viewed through the window from the exterior of the premises.
- .415 .417 Wireless Telecommunications Facilities – Any cables, wires, lines, wave guides, ANTENNAS, microwave dishes and any other equipment or facilities associated with the transmission or reception of communications as authorized by the FCC which a PERSON seeks to locate or has installed upon a TOWER or ANTENNA SUPPORT STRUCTURE; however, the term Wireless Telecommunications Facilities shall not include:
- A. Any satellite earth station antenna two meters in diameter or less which are located in an area zoned industrial or commercial;
  - B. Any satellite earth station antenna one meter or less in diameter, regardless of zoning category; or
  - C. Antennas used by amateur radio operators.
- .416 .418 Yard – The OPEN SPACE on the same LOT with a MAIN BUILDING unoccupied and unobstructed from the ground upward except as otherwise provided in this UDO, and as defined herein:
- A. *Front yard*: An OPEN SPACE extending the full width of the LOT, the depth of which is the minimum horizontal distance between the FRONT LOT LINE and the nearest point of the MAIN BUILDING. There shall be a front yard on each STREET side of a CORNER LOT. No ACCESSORY STRUCTURE shall project beyond the SETBACK line on either STREET.
  - B. *Rear yard*: An OPEN SPACE extending the full width of the LOT, the depth of which is the minimum horizontal distance between the REAR LOT LINE and the nearest point of the MAIN BUILDING. In the case of a CORNER LOT, the rear yard shall be opposite of the front of the BUILDING.
  - C. *Side yard*: An OPEN SPACE between a MAIN BUILDING and the SIDE LOT LINE, extending from the FRONT YARD to the REAR YARD, the width of which is the horizontal distance from the nearest point of the SIDE LOT LINE to the nearest point of the MAIN BUILDING.
- .417 .419 Zero Lot Line House (or Townhouse) – A BUILDING designed, intended or used primarily for residential purposes. The DWELLING UNIT is a single-family detached unit that is placed against one of the SIDE LOT LINES to allow more open yard space.
- .418 .420 Zoning District – A portion of the incorporated area of the CITY within which certain regulations and requirements, or various combinations thereof, apply under the provisions of this UDO.
- .419 .421 Zoning Map – The official map showing the ZONING DISTRICTS within the incorporated areas of the CITY and which is a part of the UDO.
- .420 .422 Zoning Official – The person holding the title of Zoning Official of the City of Franklin, or his designee.

## 1107.05 Industrial Districts

- (a) I-1: Light Industrial District: The intent of the I-1 Light Industrial District is to provide for industrial and office uses that are not of an intensity to produce objectionable impacts on adjacent development. This

District should be located within areas of the City with suitable access to transportation routes and necessary utilities.

- (b) I-2: General Industrial District: The intent of the I-2 General Industrial District is to provide for all industrial uses, including those high-intensity uses that create noticeable impacts on the surrounding area. All uses, however, will be required to operate without causing a risk to the health and welfare of the inhabitants of the City. This District is intended to be located within areas of the City that have suitable access to transportation routes and necessary utilities and that are away from residential uses.
- (c) Development Standards: Development standards for each of the Industrial Districts are listed in **Table 10**.
- (d) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for each of the Industrial Districts are listed in **Table 11**.

**TABLE 10: Industrial Lot and Dimensional Requirements**

District/Use	Minimum Lot Size (acres)	Min. Front Setback (ft.)	Min. Side Setback 1 Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (ft.)	Max. Height (ft.)
<b>PERMITTED PRINCIPAL USES</b>						
I-1	*	35	15	15	200	45 †
-adj. to residential	*	50	50	50	200	45 †
I-2	*	25	15	15	200	45 †
-adj. to residential	*	50	100	50	300	45 †
<b>ACCESSORY USES</b>						
Antennas & Towers	---	---	5	5	---	---
Decks, Patios & Porches	---	10	5	5	---	---
Detached Garages & Storage Sheds	---	---	3	3	---	---
Fences**	---	ROW line	---	---	---	6-10 ft.
Fences, Barbed-Wire	---	ROW line	---	---	---	Δ
Gazebos	---	---	5	5	---	---
Swimming Pools <sup>□</sup>	---	---	10	10	10	---

\* No minimum lot size, but must meet all other requirements.

† When a building is more than 45 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a conditional use.

\*\* See special requirements for corner lots.

Δ Must be at least six feet from ground.

□ Private, Accessory to Principal Use only.

**TABLE 11: Uses in the Industrial Districts**

Type of Use	Industrial District	
	I-1	I-2
Alcohol and Drug Addiction Treatment Facilities	C	C
Ancillary Offices	A	A
Antenna & Towers	A	A
Business Services	P	P
Decks, Patios & Porches	A	A
Detached Garages & Storage Sheds	A	A
Dish Antenna	A	A
Distribution	PR	P
Fences	A	A
Fence, Barbed-Wire	A	A
Fence, Electric	C	C
Gazebos	A	A
Gasoline Service Stations	C	C
General Industry	PR	P
Junkyard, Recycling Center, Recycling Plant, <b>Salvage/Scrap Yards</b> or Scrap Metal Processing Facility	PR	<b>PR</b>
Light Industry	P	P
Real Property Services	P	P
Research and Development Facilities	P	P
Self-Service Storage Facility or Mini-Warehouse	C	C
Sexually Oriented Businesses	C	C
Swimming Pools <sup>□</sup>	A	A
Transportation, Communication, Utility	P	P
Vehicle Repair Service	C	C
Wholesale Business	C	P

**P=Permitted Use, C=Conditional Use, A=Accessory Use, PR=Prohibited**

<sup>□</sup> Private, Accessory to Principal Use only.

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**1113.01 Conditional Uses**

- (a) **Purpose:** Under some unusual circumstances, a use which more intensely affects an area than those uses which are permitted in the Zoning District in which it is proposed to be located may nevertheless be desirable and also compatible with the permitted uses within the Zoning District, if the proposed use is properly controlled and regulated. The purpose of this section is to establish the provisions whereby the Planning Commission may allow such uses to exist as Conditional Uses in specific Zoning Districts where these unusual circumstances exist and where the proposed uses will be consistent with the general intent and purpose of this UDO.
- (b) **Applicability:**
- (1) A use designated as a Conditional Use may be permitted in a Zoning District, in accordance with this section, when its location, extent and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots in the manner prescribed for the Zoning District. To this end, if the Planning Commission decides to grant a Conditional Use Permit, it may set forth additional requirements or conditions, or modify or waive any requirement, as will, in its judgment, render the Conditional Use compatible with the existing and future use of adjacent lots and the vicinity.
  - (2) When a proposed use involves two (2) or more Conditional Uses, the applicant shall seek a Conditional Use Permit for each such use, which may be done by one application (including one development plan, site plan, and/or construction plan, as required). The proposed uses shall meet the specific standards for each use, except as such requirements are modified or waived by the Planning Commission.
- (c) **General Provisions:** The following general provisions shall apply:
- (1) **Administration:** Any owner of property in the City may submit an application to the Planning Commission requesting a Conditional Use Permit. Conditional Uses may be permitted in certain Zoning Districts, as listed in Chapter 1107, **Table 5, Table 7, Table 9 and Table 11**. The procedure required prior to authorization of a Conditional Use Permit shall be as prescribed in this section and Section 1115.09.
  - (2) **Use Standards:** A Conditional Use, and its accessory uses, may be permitted in a Zoning District only when the use, and its location, extent, and method of development, will not substantially alter the character of the area or interfere with the use of adjacent lots in the manner prescribed for the Zoning District. In addition, the particular facts and circumstances of each proposed use shall be reviewed for conformity with the General Standards for Approval outlined in Section 1113.01(d) and the Specific Standards contained in Section 1113.01(e).
  - (3) **Development Standards:** A Conditional Use, and its accessory uses, must meet the Lot and Dimensional Requirements outlined for the Use or, if not specifically listed, the underlying Zoning District, as listed in Chapter 1107, **Tables 1-4, Table 6, Table 8, Table 10 and Table 12**, in addition to any applicable Development Standards contained in Chapter 1111.
  - (4) **Compatibility:** Unless otherwise specified in the specific standards outlined in Section 1113.01(e), the standards established in the underlying Zoning District in which the Conditional Use is proposed to be located shall apply to the Conditional Use.
  - (5) **Similar Uses:** For any proposed use not specifically listed as a Conditional Use, but that appears to be similar to other listed Conditional Uses, the applicant may file with the Appeals Board for a determination of similar use. Upon such determination by the Appeals Board, the Planning Commission shall apply the specific standards for the determined similar use to the proposed use.
- (d) **General Standards for Approval:** A Conditional Use shall not be granted unless it meets **all** of the following standards, in addition to any Specific Standards for Approval for the particular use under section 1113.01(e):
- (1) The proposed use is a Conditional Use in the Zoning District for which it is proposed;
  - (2) The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO;

- (3) The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood;
  - (4) The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses;
  - (5) The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services;
  - (6) The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
  - (7) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
  - (8) The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares; and
  - (9) The proposed Conditional Use will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance.
- (e) **Specific Standards:** This subdivision presents standards applicable to the specific Conditional Uses listed, which must be met in addition to the General Standards for Approval contained in subdivision (d) of this section. Unless otherwise noted, the development standards of the Zoning District, and any other applicable development standards as contained in Chapter 1111. of this UDO, shall apply:
- (1) **Alcohol and Drug Addiction Treatment Facilities:**
    - A. *Purpose:* A licensed facility that provides inpatient treatment, including room and board, to individuals addicted to substances of abuse, including alcohol, legal drugs and/or illicit drugs, which treatment may include counseling, psychology, social work, psychiatry, internal medicine and the administering of medication for treatment purposes.
    - B. *Standards:*
      - (i) The proposed use shall meet all applicable federal, State and/or local licensing requirements, certification requirements and/or business regulations;
      - (ii) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy;
      - (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
      - (iv) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
      - (v) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
      - (vi) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
      - (vii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
      - (viii) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and promote safety;
      - (ix) For new buildings, when adjacent to Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height;
      - (x) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or Residential District;

- (xi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
  - (xii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
  - (xiii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
  - (xiv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve; and
  - (xv) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.
- (2) **Assisted Living and Life Care:**
- A. *Purpose:* A residential facility for the aged or infirm, or any other reasonably independent person in need of limited care, that provides health monitoring services and assistance with daily activities, and may provide other services, such as recreational, social, educational and cultural activities, transportation and financial services
  - B. *Standards:*
    - (i) Single-family homes may not be used for such facilities;
    - (ii) The facility is not equipped for surgical care or for treatment of acute disease or serious injury, and is not primarily designed for patients being treated for mental illness or alcohol or drug addiction;
    - (iii) The proposed facility must meet all federal and/or state certification, licensing or approval requirements;
    - (iv) The proposed facility must meet local fire safety and Ohio Building Code requirements for the proposed use and level of occupancy;
    - (v) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it;
    - (vi) The exterior of the facility shall be compatible with the residential character of the neighborhood;
    - (vii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
    - (viii) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07;
    - (ix) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties; and
    - (x) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.
- (3) **Bar, Lounge, and/or Tavern:**
- A. *Purpose:* The use shall be for the purpose of selling food and beverages, including alcoholic beverages, to be consumed on the premises.
  - B. *Standards:*
    - (i) Such establishment shall be located at least two hundred fifty feet (250') from a Residential District, churches and schools;
    - (ii) All activities shall take place in a fully enclosed sound-resistant building;
    - (iii) The site shall be kept free of litter and debris. The use of bars, lounges or taverns shall be no later than 2:30 a.m., unless otherwise specified by Planning Commission in approving a Conditional Use Permit;

- (iv) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (v) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07; and
  - (vi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.
- (4) **Bed and Breakfasts:**
- A. *Purpose:* The use shall be for providing only overnight accommodation for guests, in up to five (5) guest rooms, and breakfast for said guests.
  - B. *Standards:*
    - (i) The facility shall be compatible with surrounding uses and shall be of sufficient site area to accommodate existing and future needs;
    - (ii) Accessory buildings and detached garages used by one or more of the allowed guests shall not contain cooking facilities;
    - (iii) Breakfast shall be served on the premises only for the guests of the facility, and no other meals shall be provided. "Restaurants," as defined in Chapter 1103, included in Bed and Breakfasts shall be subject to the approval of Planning Commission;
    - (iv) The owner shall maintain a record of the stays of all guests. The same guest or group of registrants shall not stay at the facility for a period of more than seven (7) consecutive days or more than fourteen (14) total days within a given calendar year;
    - (v) The operator of the Bed and Breakfast facility must be the owner of record of the building, and hold no less than a fifty percent (50%) interest in the property. The owner must occupy the property;
    - (vi) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
    - (vii) The proposed use shall comply with the landscaping standards contained in Section 1111.06; and
    - (viii) The proposed use shall comply with the City's parking regulations, contained in Section 1111.07. Driveways may be used as off-street parking areas, except for that portion of a driveway located between the property line and the curb. For parking, setbacks shall be not less than ten feet (10') from any rear or side-yard lot line.
- (5) **Cemeteries and Mortuaries:**
- A. *Purpose:* Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.
  - B. *Standards:*
    - (i) The site shall have direct access to a major thoroughfare, which the Planning Commission determines is adequate to serve the size of the facility proposed;
    - (ii) All buildings including, but not limited to crematories, mausoleums and mortuaries, shall not be located within one hundred feet (100') of a property line;
    - (iii) All graves or burial lots shall be setback not less than fifty feet (50') from any property line;
    - (iv) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit; and
    - (v) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07.

**(6) Churches and Places of Worship:**

- A. *Purpose:* A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
- B. *Standards:*
- (i) The place of worship shall be used only for the purposes of the local congregation or organization and shall not be operated as or in connection with any commercial use, except that the renting of rooms for community service purposes is permitted;
  - (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (iii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iv) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
  - (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (vi) In Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height;
  - (vii) The applicant shall submit a plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable;
  - (viii) A cemetery associated with a church shall require a separate Conditional Use Permit under 1113.01(e)(5); and
  - (ix) Nursery, kindergarten, day care and compulsory (grades 1 through 12) schools shall be permitted accessory uses to a church; however, any outdoor playgrounds, tot lots, exercise areas, etc., shall be enclosed or otherwise protected from traffic or other hazards. The area shall be enclosed by a fence or wall a minimum of five feet (5') in height, except when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet (6') high along the property line.

**(7) Commercial Entertainment:**

- A. *Purpose:* A commercial establishment that provides, as its primary activity, space for various types of sporting and/or leisure activities, and is completely contained within an enclosed building. Examples of such uses include skating rinks, bowling alleys, indoor playgrounds and movie theaters.
- B. *Standards:*
- (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (ii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iii) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
  - (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (v) A six foot (6') high solid wood fence, masonry wall, or hedge shall be required along any property line adjacent to a residential use or Residential District;
  - (vi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;

- (vii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer. Interconnecting circulation aisles between parcels shall be provided;
- (viii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements;
- (ix) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;
- (x) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and to promote safety;
- (xi) When adjacent to a Residential District, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet in height (35');
- (xii) If adjacent to a residential use or Residential District, such use shall not create excess noise, dust, odors or other nuisances; and
- (xiii) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses.

(8) **Community Centers:**

- A. *Purpose:* A place, structure, area or other facility used for social and recreational programs open to the public and designed to accommodate and serve significant segments of the community. A community center may also be referred to as a Convention Center or a Civic Center.
- B. *Standards:*
  - (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (ii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iii) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
  - (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (v) In Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height; and
  - (vi) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.

(9) **Day Care, Child and/or Adult:**

- A. *Purpose:* The use shall be for the purpose of providing temporary care, for a portion of the day, to children and/or adults. A day care facility also may be operated as an accessory use to a place of worship, school, or other public or semi-public organization.
- B. *Standards:*
  - (i) The proposed facility must meet State certification, licensing or approval requirements;
  - (ii) The proposed facility must meet local fire safety requirements for the proposed use and level of occupancy;
  - (iii) The exterior of the facility shall be compatible with the residential character of the neighborhood, and the use shall comply with the landscaping standards contained in Section 1111.06;

- (iv) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (v) The proposed use shall not require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07. Required parking shall be on the same lot as the principal use;
- (vi) An on-site drop-off shall be provided at the main entrance to the facility with queuing area sufficient to accommodate eight (8) automobiles for facilities with twenty (20) or fewer clients, plus one (1) additional vehicle for each additional ten (10) clients served;
- (vii) The proposed use shall not generate an unreasonable increase in traffic volume and access to an arterial or collector street is required, or access shall be provided in a manner that does not cause heavy traffic on residential streets;
- (viii) There shall be on the site a safe outdoor play space or recreation area, which is enclosed or otherwise protected from traffic or other hazards. The space shall contain no less than sixty square feet (60 sq. ft.) per client and shall provide an opportunity for supervised outdoor play or recreation each day in suitable weather. The area shall be enclosed by a fence or wall a minimum of five feet (5') in height, except when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet (6') high along the property;
- (ix) The City may require additional fencing, screening, or other measures necessary to protect the health, safety, and welfare of clients using day care centers in commercial, industrial, or other high hazard areas. It may also deny a request to locate a facility in such areas based on these considerations;
- (x) Use of outdoor recreational areas shall be limited to between the hours of 7:30 am and 8:00 pm;
- (xi) All day care centers shall provide evidence of comprehensive liability insurance insuring against damage to property or physical injury, in combined single limit form, in an amount of twenty-five thousand dollars (\$25,000) per person authorized to be cared for; and
- (xii) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(10) **Drive-Through Retail:**

- A. *Purpose:* The use shall be for retail or service establishments which provide a designated place where people can drive up in automobiles and conduct the major portion of business without having to get out of their automobiles or where the serving of the automobile is the major business. Drive-Through Retail uses include, but are not limited to, drive-in theaters, Automatic Teller Machines (ATMs), drive-through party stores, banks with drive-throughs or drive-in banks, and car washes, whether automatic or manual, and any other freestanding drive-through retail structure.
- B. *Standards:*
  - (i) Minimum lot area shall be sufficient area to accommodate the primary use and/or drive-through structure or as approved by City Engineer;
  - (ii) For car wash facilities, the applicant shall submit a plan of how the facility will prevent excess water from pooling within the right-of-way;
  - (iii) All outdoor storage, if allowed by Planning Commission, must be completely screened from view from adjacent properties and from the street;
  - (iv) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment, shall be located in front of the established building line and shall be at least one hundred feet (100') from any adjacent residential property or Residential District;
  - (v) A solid wood fence, masonry wall, or hedge feet (6') in height shall be required along any property line on any side of the site adjacent to a residential use or Residential District;

- (vi) Such facilities shall be located on a major street in an area least disruptive to pedestrian and vehicular traffic. Access shall be from an arterial street or commercial collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be one hundred feet (100') from an intersection. One (1) access drive per street frontage may be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements;
- (vii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements;
- (viii) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;
- (ix) Off-street queuing space for seven (7) vehicles shall be provided for every drive-through retail facility, unless Planning Commission modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns;
- (x) Customer and employee parking shall be separated from drive-through activities, and customer parking shall be located in the area with highest accessibility to customer sales;
- (xi) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (xii) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07;
- (xiii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (xiv) Hours of operation may be regulated by the Planning Commission and made a part of the conditions of the Conditional Use Permit; and
- (xv) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip-type development.

(11) **Dwelling, Row House (or Townhouse):**

- A. *Purpose:* A building or portion thereof designed, intended or used primarily for residential purposes. Row house dwellings are situated so that their sidewalls are shared with other like structures, all having their own separate entrances and being separate lots of record.
- B. *Standards:*
  - (i) The applicant shall submit construction plans showing that the proposed use is in compliance with the Ohio Building Code and local fire safety requirements for the proposed use and level of occupancy;
  - (ii) The exterior of the proposed use shall be compatible with the residential character of the neighborhood, and the use shall comply with the landscaping standards contained in Section 1111.06;
  - (iii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iv) The proposed use shall not require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07. Required parking shall be on the same lot as the principal use;
  - (v) If patios are to be provided, they shall be shown on the construction plans, and may be enclosed with a solid wall or fence. The space between patio fences or walls shall not be less than five feet (5'), unless otherwise approved by Planning Commission.

(12) **Elderly Housing:**

- A. *Purpose:* An age-restricted residential development in any housing form that qualifies for an exemption as “housing for older persons” under the federal Fair Housing Amendments Act of 1988, 42 U.S.C. §3607(b).
  - B. *Standards:*
    - (i) The area proposed shall be in single ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the Site Plan or Development Plan;
    - (ii) If the proposed use involves new development, the request for a Conditional Use shall be submitted along with the applicant’s Development Plan (see Chapter 1111);
    - (iii) The proposed use shall be appropriately located, and shall be in convenient walking distance of shopping and community facilities wherever possible;
    - (iv) Each dwelling unit shall be occupied in accordance with the “housing for older persons” exemption under the federal Fair Housing Amendments Act. The applicant shall submit documentation showing that the proposed development will be restricted to elderly housing, in the form of deed restrictions on each lot, or in the case of a condominium development, by the articles of incorporation and the Homeowner’s Association bylaws;
    - (v) No dwelling unit in the development shall include more than two (2) bedrooms;
    - (vi) Planning Commission may modify the lot and dimensional requirements of the underlying Zoning District for the proposed use, where it finds such modification to be in the best interest of allowing an appropriate elderly housing development that will be harmonious with the surrounding neighborhood;
    - (vii) Any signage shall be of the type and size permitted in the Zoning District under the City’s sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
    - (viii) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
    - (ix) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07; and
    - (x) If patios are to be provided, they shall be shown on the construction plans, and may be enclosed with a solid wall or fence. The space between patio fences or walls shall not be less than five feet (5’), unless otherwise approved by Planning Commission.
- (13) **Electric Fences:**
- A. *Purpose:* The purpose of this conditional use is to allow for limited use of commercially-installed and monitored electrical fencing for industrial storage and/or commercial vehicle uses when there is a proven need to secure outdoor storage areas, and for governmental or institutional uses when there is a proven security need. Electric fences shall remain prohibited in any Residential District and the C-3 District.
  - B. *Standards for Motor Vehicle-Oriented Businesses, Vehicle Dealers and Vehicle Repair Services in the C-1 and C-2 Districts:*
    - (i) A Conditional Use Permit shall only be granted under this subdivision (e)(13) for uses which have been granted a Conditional Use Permit by the Planning Commission as a motor vehicle-oriented business, vehicle dealer and/or vehicle repair service under Section 1113.01; provided, however, that the applicant may apply for a Conditional Use Permit as a motor vehicle-oriented business, vehicle dealer and/or vehicle repair service and a Conditional Use Permit for an electrical fence simultaneously;
    - (ii) The area of the motor-vehicle oriented business, vehicle dealer and/or vehicle repair service seeking a Conditional Use Permit for an electric fence shall cover a combined total acreage of at least ten (10) acres, which may consist of lots which are adjacent or contiguous to one another. If the area is not in single ownership, or if in several ownerships, the application shall be filed jointly by all the owners of all the properties included in the combined area;
    - (iii) A Conditional Use Permit shall only be granted under this subdivision (e)(13) for electric fences that are commercially-installed and monitored in accordance with

International Electric Code standards. If, at any time during the term of a Conditional Use Permit granted under this subdivision (e)(13), the electric fence ceases to be commercially monitored by a third party, the Conditional Use Permit shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing;

- (iv) The applicant shall submit with the conditional use application a narrative statement of why such fence is needed, a Site Plan showing the exact location of the electric fence and the outer fence, and the name of the company that will be installing and monitoring the fence, in addition to any other information required by the application;
- (v) The applicant shall install an outer fence at a distance of no less than four inches (4") nor more than twelve inches (12") from the electric fence. When the electric fence is located adjacent to a Residential District, the outer fence shall be of a solid, opaque material with no gaps. When an electric fence is adjacent to a Residential District that does not contain any dwellings, the Planning Commission, in its sole discretion, may waive the solid fence requirement, but shall make it a condition of the Conditional Use Permit that an outer fence be constructed within thirty (30) days of the commencement of construction of any dwellings on properties adjacent to the electric fence within the Residential District;
- (vi) The height of the electric fence shall not exceed ten feet (10') and the outer fence shall be between six and eight feet (6' - 8') in height;
- (vii) Warning signs shall be erected on the outer fence every fifty feet (50') of fence length, and shall contain a warning symbol and warnings in both English and Spanish;
- (viii) A Knox box shall be installed that will allow the City's Police Division and Fire & EMS Division a method to deactivate the fence. As a condition of the Conditional Use Permit, the applicant shall be required to sign a release of liability against the City should any City Department or Division have to deactivate or damage the fence due to an emergency; and
- (ix) As a condition of the Conditional Use Permit, the applicant shall be required to carry liability insurance in an amount of not less than six million dollars (\$6,000,000). Said policy shall name the City as an additional insured and a copy of the current policy shall be provided to the City on a yearly basis. If, at any time during the term of a Conditional Use Permit granted under this subdivision (e)(13), such insurance is cancelled or lapses, the Conditional Use Permit shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing.

C. *Standards for Industrial Uses in the I-1 and I-2 Districts:*

- (i) The lot size of the industrial use seeking a Conditional Use Permit for an electric fence shall be at least ten (10) acres, and shall consist of a single lot. If the lot is not in single ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the property;
- (ii) A Conditional Use Permit shall only be granted under this subdivision (e)(13) for electric fences that are commercially-installed and monitored in accordance with International Electric Code standards. If, at any time during the term of a Conditional Use Permit granted under this subdivision (e)(13), the electric fence ceases to be commercially monitored by a third party, the Conditional Use Permit shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing;
- (iii) The applicant shall submit with the conditional use application a narrative statement of why such fence is needed, a site plan showing the exact location of the electric fence and the outer fence, and the name of the company that will be installing and monitoring the fence, in addition to any other information required by the application;
- (iv) The applicant shall install an outer fence at a distance of no less than four inches (4") nor more than twelve inches (12") from the electric fence. When the electric fence is located adjacent to a Residential District, the outer fence shall be of a solid, opaque material with no gaps. When an electric fence is adjacent to a Residential District that does not contain any dwellings, the Planning Commission, in its sole discretion, may waive the solid fence requirement, but shall make it a condition of the Conditional Use

Permit that an outer fence be constructed within thirty (30) days of the commencement of construction of any dwellings on properties adjacent to the electric fence within the Residential District;

- (v) The height of the electric fence shall not exceed ten feet (10') and the outer fence shall be between six and eight feet (6' - 8') in height;
- (vi) Warning signs shall be erected on the outer fence every fifty feet (50') of fence length, and shall contain a warning symbol and warnings in both English and Spanish;
- (vii) A Knox box shall be installed that will allow the City's Police Division and Fire & EMS Division a method to deactivate the fence. As a condition of the Conditional Use Permit, the applicant shall be required to sign a release of liability against the City should any City Department or Division have to deactivate or damage the fence due to an emergency; and
- (viii) As a condition of the Conditional Use Permit, the applicant shall be required to carry liability insurance in an amount of not less than six million dollars (\$6,000,000). Said policy shall name the City as an additional insured and a copy of the current policy shall be provided to the City on a yearly basis. If, at any time during the term of a Conditional Use Permit granted under this subdivision (e)(13), such insurance is cancelled or lapses, the Conditional Use Permit shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing.

D. *Standards for Government and Institutional Uses in the O/I District:*

- (i) A Conditional Use Permit shall only be granted under this subdivision (e)(13) for electric fences that are commercially-installed and monitored in accordance with International Electric Code standards. If, at any time during the term of a Conditional Use Permit granted under this subdivision (e)(13), the electric fence ceases to be commercially monitored by a third party, the Conditional Use Permit shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing unless the applicant provides written proof to the Zoning Official that certified staff has been hired as an employee(s) of the governmental or institutional entity to monitor the fencing;
- (ii) The applicant shall submit with the conditional use application a narrative statement of why such fence is needed, a Site Plan showing the exact location of the electric fence and the outer fence, and the name of the company that will be installing and monitoring the fence, in addition to any other information required by the application;
- (iii) The applicant shall install an outer fence at a distance of no less than four inches (4") nor more than twelve inches (12") from the electric fence. When the electric fence is located adjacent to a Residential District, the outer fence shall be of a solid, opaque material with no gaps. When an electric fence is adjacent to a Residential District that does not contain any dwellings, the Planning Commission, in its sole discretion, may waive the solid fence requirement, but shall make it a condition of the Conditional Use Permit that an outer fence be constructed within thirty (30) days of the commencement of construction of any dwellings on properties adjacent to the electric fence within the Residential District;
- (iv) The height of the electric fence shall not exceed ten feet (10') and the outer fence shall be between six and eight feet (6' - 8') in height;
- (v) Warning signs shall be erected on the outer fence every fifty feet (50') of fence length, and shall contain a warning symbol and warnings in both English and Spanish;
- (vi) A Knox box shall be installed that will allow the City's Police Division and Fire & EMS Division a method to deactivate the fence. As a condition of the Conditional Use Permit, the applicant shall be required to sign a release of liability against the City should any City Department or Division have to deactivate or damage the fence due to an emergency; and
- (vii) As a condition of the Conditional Use Permit, the applicant shall be required to carry liability insurance in an amount of not less than six million dollars (\$6,000,000). Said policy shall name the City as an additional insured and a copy of the current policy shall be provided to the City on a yearly basis. If, at any time during the term of a Conditional Use Permit granted under this subdivision (e)(13), such insurance is

cancelled or lapses, the Conditional Use Permit shall stand automatically revoked and the applicant is prohibited from operating said electrical fencing. This restriction shall not apply to applications made by the City of Franklin.

**(14) Fast Food Restaurants and Food-Related Drive-In and Drive-Through Facilities:**

- A. *Purpose:* The use shall be for the sale of food for consumption on the premises and/or pick-up via drive-in or drive-through facility. Food-Related Drive-In and Drive-Through Facilities include, but are not limited to, fast food restaurants, drive-through restaurants that prepare and/or dispense food or beverages and do not provide a place for all its customers to eat inside the building, or which serve food or beverages for carry out, or drive-in eating and drinking places, or establishments where customers may serve themselves and may eat or drink the food or beverages on the premises, and ice cream stands.
- B. *Standards:*
- (i) All structures, including drive-in or drive-through windows and lanes, shall be set back at least one hundred feet (100') from any adjacent residential property;
  - (ii) Drive-through menu board signs may include freestanding, pylon and monument signs. One drive-through menu board sign may be approved as part of the Conditional Use Permit, but only when all of the following conditions are fulfilled: the sign is located on the property to which it refers; the sign is not visible from the public right-of-way; the sign does not exceed six feet (6') in height; and the sign is located at least seventy-five feet (75') from a Residential District;
  - (iii) Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties;
  - (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (v) A solid wood fence, masonry wall, or hedge feet (6') in height shall be required along the property line on any side of the site adjacent to a residential property;
  - (vi) Off-street queuing space for seven (7) vehicles shall be provided for every drive-through and drive-in facility, unless Planning Commission modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns;
  - (vii) Customer and employee parking shall be separated from drive-in and drive-through activities and customer parking shall be located in the area with highest accessibility to dining or sales areas. A bypass lane shall be provided adjacent to the drive through lanes, which shall be separate from space used for maneuvering;
  - (viii) The circulation system shall provide smooth, continuous traffic flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements;
  - (ix) Access shall be from an arterial street or commercial collector and shall be provided in a manner that does not cause heavy traffic on residential streets. Access to such facilities shall be provided in a manner that is least disruptive to pedestrian and vehicular traffic. Access drives shall be one hundred feet (100') from an intersection. Two (2) access drives per facility may be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements;
  - (x) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (xi) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07;
  - (xii) Hours of operation may be regulated by the Planning Commission, and made a part of the conditions of the Conditional Use Permit; and
  - (xiii) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the Site Plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(15) **Gasoline Service Station and Gasoline Service Stations with Convenience Food Stores:**

- A. *Purpose:* An establishment or business with one (1) or more fueling positions, and of which the sale and storage of automotive fuel to the public is the principal activity, or an establishment or business with one (1) or more fueling positions, which also offers for retail sale other related motor vehicle products, household consumer merchandise, beverages, cigarettes, packaged foods, and/or the preparation and sales of delicatessen sandwiches, ice cream counters or other foods, and other related items.
- B. *Standards:*
- (i) Facilities shall be compatible with the surrounding area with sufficient site area to accommodate existing and future uses;
  - (ii) All outdoor storage, if permitted by Planning Commission, must be completely screened from view from adjacent properties and the street;
  - (iii) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line;
  - (iv) All outdoor display areas, gasoline pumps, canopies, and any buildings used for service shall be located at least fifty feet (50') from any adjacent residential property or Residential District;
  - (v) A solid wood fence, masonry wall, or hedge feet (6') high shall be required along any property line adjacent to a residential use or Residential District;
  - (vi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
  - (vii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
  - (viii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
  - (ix) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;
  - (x) Off-street, queuing space shall be provided for two (2) vehicles for each gasoline pump island located on the site. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities, and customer parking shall be located in the area with highest accessibility to customer sales;
  - (xi) All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six inch (6") high curbing;
  - (xii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (xiii) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07;
  - (xiv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties; and
  - (xv) The proposed use shall comply with all federal, state and/or local underground storage facilities requirements, licensing requirements and/or business regulations.

(16) **Group Homes (includes Adult Group Home, Community Alternative Home and Group Home for the Physically and Mentally Disabled):**

- A. *Purpose:* These uses provide accommodation to adults in need, as well as supervision and personal care services.
- B. *Standards:*
- (i) The proposed facility must meet all federal and/or State certification, licensing or approval requirements;

- (ii) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy;
- (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
- (iv) Such facilities shall not be located within six hundred feet (600'), including a public or private right-of-way, of an existing group home;
- (v) The exterior of the facility shall be compatible with the residential character of the neighborhood;
- (vi) The facility shall be reasonably accessible, by virtue of its location or transportation provided by the applicant, to medical, recreational and retail services required by its residents, and to employment opportunities, if applicable;
- (vii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (viii) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
- (ix) The applicant shall provide a traffic plan indicating the manner in which the facility will maintain contact with neighborhood residents, and will include a structured procedure whereby any neighbor grievances may be filed and resolved; and
- (x) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

**(17) Health Care and Human Services:**

- A. *Purpose:* A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human needs including, but not limited to, diagnostic centers, treatment centers, rehabilitation centers, extended care centers, intermediate care facilities, outpatient services or central service facilities serving one or more institutions.
- B. *Standards:*
  - (i) The proposed use shall meet all applicable federal, State and/or local licensing requirements, certification requirements and/or business regulations;
  - (ii) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy;
  - (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
  - (iv) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (v) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (vi) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
  - (vii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (viii) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion and promote safety;
  - (ix) When adjacent to Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height;
  - (x) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or Residential District;

- (xi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
- (xii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
- (xiii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
- (xiv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve; and
- (xv) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(18) **Hotel, Lodge, and Motel:**

- A. *Purpose:* The use shall be for the purpose of providing overnight accommodation to transient guests for compensation.
- B. *Standards:*
  - (i) Parking and service areas shall be completely screened from view by a six foot (6') solid fence, wall or evergreen hedge when adjacent to a residential use or Residential District;
  - (ii) Access to an arterial or collector street is required. Sufficient area shall be provided to accommodate vehicular loading, unloading and drop-off without conflicting with parking and drive-aisles;
  - (iii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iv) The proposed use shall comply with the Landscaping Standards contained in section 1111.06;
  - (v) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (vi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (vii) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable; and
  - (viii) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(19) **In-Law Suites:**

- A. *Purpose:* The use shall be for the purpose allowing an independent dwelling unit in conjunction with and clearly subordinate to a primary dwelling unit, for the habitation of family members as described below:
- B. *Standards:*
  - (i) The in-law suite must be located in the principal structure, which includes attached garages or areas over attached garages, and shall only include basements when such basements have their own, separate ingress and egress.
  - (ii) Maximum size of the in-law suite shall not exceed eight hundred sixteen square feet (816 sq. ft.).

- (iii) The structure must maintain a single-family residential appearance that blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided and approved by Planning Commission. Said plans shall include a landscape plan, which will be followed as approved.
- (iv) The in-law suite may be located on the first or second floor.
- (v) Maximum lot coverage by all structures on one lot is thirty five percent (35%).
- (vi) All in-law suites must meet the current edition of the Ohio Building Code.
- (vii) The property owner must live on site, and the in-law suite must be subservient to the principal use of the property as a dwelling.
- (viii) The in-law suite shall be occupied only by a member of the family of the owner of the principal residence, who is related to the owner by blood, marriage or adoption.

**(20) Junkyard and Recycling Center/Plant:**

A. *Purpose:* The use shall be to provide for development standards for the establishment of junkyards, recycling centers and recycling plants and such uses shall be subject to the requirements and conditions placed upon them by these standards and any additional conditions set forth by the Planning Commission.

B. *Standards:*

- (i) Any facilities shall meet the requirements of the City of Franklin, Ohio Code of Ordinances, Chapter 713—Junkyards;
- (ii) The proposed use shall comply with the landscaping standards contained in section 1111.06;
- (iii) Cut off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (iv) The proposed use shall meet all applicable federal, State and/or local licensing requirements, certification requirements and/or business regulations;
- (v) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (vi) If adjacent to a residential use or Residential District, such use shall not create excess noise, dust, odors or other nuisances;
- (vii) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses;
- (viii) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
- (ix) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer; and
- (x) In its discretion, Planning Commission may waive or modify any of these requirements as they apply to a particular use.

**(21) (20) Keeping of Farm Animals in the R-1A District:**

A. *Purpose:* It is recognized that the R-1A Estate Residential District, due to its larger lot size and the location of the District, may provide adequate area for some limited agricultural uses. This use shall be for the purpose of allowing limited agricultural uses in the R-1A, Estate Residential District on lots less than two (2) acres. No agricultural uses shall be permitted in the R-1A District on lot less than two (2) acres without a Conditional Use Permit, and such uses shall be subject to the requirements and conditions placed upon them by these standards and any additional conditions set forth by the Planning Commission.

B. *Limitations:* Such uses shall be limited to one (1) sheep, goat, hog or other small farm animal.

C. *Standards:*

- (i) The structure containing the farm animal or horse shall be located not less than one hundred feet (100') from any adjoining residence;
- (ii) No storage of manure or odor or dust-producing substance shall be permitted;

- (iii) Land shall be fenced so as to securely confine such animals. Such fencing shall not be located closer to any public right-of-way or private street than the minimum setback in the District and shall not be located closer than fifteen feet (15') from any other residential property line; and
- (iv) The use shall comply in all respects with any and all applicable state and federal regulations.

D. *Validity:* The Conditional Use Permit for the Keeping of Farm Animals in the R-1A District may be issued for an initial period of one (1) year and renewed for three (3) year periods thereafter. Conditional Use Permits shall be specific to the owner and property for which the Permit is approved; they shall not be transferable to a subsequent owner of the property, nor shall they transfer with the owner to another location. Such Permit shall terminate upon the property no longer being used for such use or upon the sale or change of ownership of such dwelling or land, or upon violation of any provisions of this section.

**(22) (21) Landing Fields:**

- A. *Purpose:* A specific area designated for the take-off and landing of aircraft.
- B. *Standards:*
  - (i) The applicant must provide documentation that the proposed use meets all FAA requirements;
  - (ii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iii) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07.; and
  - (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.

**(23) (22) Large Format Retail Standards:**

- A. *Purpose:* The intent of this section is to provide development standards for retail uses larger than fifty thousand square feet (50,000 sq. ft.) of gross floor area.
- B. *Standards:*
  - (i) All facades of a building that are visible from adjoining properties and/or public streets shall contribute to the pleasing, scale features of the building and encourage community integration by featuring characteristics similar to a front façade;
  - (ii) All sides of a principal building that directly face an abutting public street shall feature at least one (1) customer entrance. Where a principal building directly faces more than two (2) abutting public streets, this requirement shall apply only to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street;
  - (iii) Facades greater than one hundred feet (100') in length shall incorporate recesses and projections a minimum of three feet (3') in depth and a minimum of twenty contiguous feet (20') within each one hundred feet (100') of façade length. Windows, awnings, entry areas, and arcades shall total at least sixty percent (60%) of the façade length facing a public street;
  - (iv) Smaller retail spaces that are part of a larger principal retail building shall be transparent between the height of three feet (3') and eight feet (8') above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building façade. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing. Smaller retail spaces shall have separate outside entrances;
  - (v) Building facades shall include a repeating pattern that shall include no less than three (3) of the following elements: color change, texture change, material module change, or expression of architectural or structural bay through a change in plane no less than twelve inches (12") in width, such as an offset, reveal, or projecting rib. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty feet (30'), either horizontally or vertically;

- (vi) Rooflines shall provide variations to reduce the massive scale of these structures and to add visual interest. Rooflines shall have a change in height every one hundred linear feet (100') in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the Development Plan;
- (vii) Predominant exterior building materials shall be of high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials;
- (viii) Façade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited;
- (ix) Building trim may feature brighter colors than façade colors, but neon tubing is prohibited;
- (x) Each principal building or tenant space shall have a clearly defined, highly visible customer entrance with a minimum of three (3) of the following features: canopies, porticos, overhangs, recesses/projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
- (xi) Loading docks, trash collection, outdoor storage and similar facilities and functions, as provided for by the Ohio Building Code, shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited. No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty feet (20') of any public or private street, public sidewalk or access easement, or internal pedestrian way. No delivery, loading, trash removal, or similar operations are permitted between the hours of 10:00 p.m. and 7:00 a.m., except in special circumstances and where steps are taken to reduce noise impacts;
- (xii) Each retail development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) community amenities such as a patio/seating area, pedestrian plaza with benches, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately-shaped area and/or a focal feature or amenity that adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape;
- (xiii) A continuous internal pedestrian walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. This internal walkway must feature landscaping, benches, and other such materials/facilities for no less than fifty percent (50%) of its length;
- (xiv) Sidewalks shall be provided along the full length of the building along any façade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet (6') from the facade of the building to provide planting beds for foundation landscaping;
- (xv) Internal pedestrian walkways shall provide a weather protection feature such as an awning within thirty feet (30') of all customer entrances;
- (xvi) The internal pedestrian walkways shall be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways;
- (xvii) The proposed use shall comply with the City's parking regulations, contained in Section 1111.07, and no more than sixty percent (60%) of the off-street parking area for the entire property shall be located between the front facade of the principal

building and the primary abutting street, unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings and/or earth berms;

- (xviii) Where building facades face adjacent residential uses, an earthen berm shall be installed, no less than six feet (6') in height, containing at a minimum, a double row of evergreen or deciduous trees planted at intervals of fifteen feet (15') on center. Additional landscaping may be required to effectively buffer adjacent land use as deemed appropriate by the Planning Commission;
- (xix) Primary tenant spaces that exceed seven thousand five hundred gross square feet (7,500 sq. ft.) in area shall be structurally designed to be easily divided into smaller tenant spaces;
- (xx) Standing seam metal roofs are strongly preferred;
- (xxi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (xxii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit; and
- (xxiii) In its discretion, Planning Commission may waive or modify any of these requirements as they apply to a particular use.

(24) **(23) Medical and Health-Related Office:**

- A. *Purpose:* A commercial or noncommercial establishment that provides, as its primary activity, health-related services to the general public on an outpatient basis. Examples of such uses include, but are not limited to, doctors' offices and dentists' offices.
- B. *Standards:*
- (i) The proposed use shall not provide space for overnight treatment;
  - (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (iii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iv) The proposed use shall comply with the landscaping standards contained in section 1111.06;
  - (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (vi) The proposed use shall meet all applicable federal, State and/or local licensing requirements, certification requirements and/or business regulations;
  - (vii) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable; and
  - (viii) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or Residential District.

(25) **(24) Motor Vehicle-Oriented Business:**

- A. *Purpose:* The use shall be for the purpose of providing services to motor vehicles, including but not limited to oil-change facilities, tire service business, etc. It is exclusive of drive-through structures, such as restaurants, banks, etc.
- B. *Standards:*
- (i) Facilities shall be compatible with the surrounding area with sufficient site area to accommodate existing and future uses;
  - (ii) All outdoor storage must be completely screened from view from adjacent properties and the street;
  - (iii) All hydraulic hoists, oil pits and all lubricants, greasing and repair equipment shall be enclosed entirely within a building. No outdoor assembly or repair of motor vehicles shall be permitted;
  - (iv) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line;
  - (v) All outdoor display areas, gasoline pumps, canopies, and any buildings used for service shall be located at least fifty feet (50') from any adjacent residential property or Residential District;
  - (vi) A solid wood fence, masonry wall, or hedge feet (6') high shall be required along any property line adjacent to a residential use or Residential District;
  - (vii) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
  - (viii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
  - (ix) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
  - (x) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;

- (xi) Off-street queuing space for seven (7) vehicles shall be provided for every drive-through and drive-in facility, unless Planning Commission modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns;
- (xii) Off-street, queuing space shall be provided for two (2) vehicles for each gasoline pump island located on the site. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities and customer parking shall be located in the area with highest accessibility to customer sales;
- (xiii) All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six inch (6") high curbing;
- (xiv) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (xv) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07; and
- (xvi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.

(26) **(25) Personal Services:**

A. *Purpose:* A commercial establishment that provides, as its primary activity, a service either to an individual or to an individual's personal property (excluding motor vehicles, boats or other vehicles). Examples of such uses include, but are not limited to, shoe repair shops, watch repair shops, banks, and savings and loan institutions.

B. *Standards:*

- (i) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
- (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
- (iii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (iv) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
- (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (vi) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line;
- (vii) If adjacent to a residential use or Residential District, such use shall not create excess noise, dust, odors or other nuisances;
- (viii) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses;
- (ix) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
- (x) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
- (xi) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
- (xii) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;

- (xiii) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable; and
- (xiv) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

(27) **(26) Recreation, Commercial:**

- A. *Purpose:* A commercial establishment that provides, as its primary activity, outdoor space for various types of sporting and/or leisure activities, though a portion of the activities may be carried on within an enclosed building. Includes all uses such as golf courses, go-cart racing, putt-putt golf, paint ball facilities, and driving ranges that are privately owned and operated with the intention or earning a profit by providing entertainment for the public.
- B. *Standards:*
  - (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (ii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iii) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07.;
  - (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (v) A solid wood fence, masonry wall, or hedge six feet (6') high shall be required along any property line adjacent to a residential use or Residential District;
  - (vi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
  - (vii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
  - (viii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
  - (ix) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;
  - (x) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable;
  - (xi) The exterior of any buildings shall be compatible with the residential character of the neighborhood;
  - (xii) In Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height;
  - (xiii) If adjacent to a residential use or Residential District, such use shall not create excess noise, dust, odors or other nuisances;
  - (xiv) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses; and
  - (xv) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize

conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

**(28) (27) Residential Treatment Facility:**

- A. *Purpose:* This use provides residential services to adults in need, who cannot otherwise care for themselves, or who are convalescing or undergoing rehabilitation and/or treatment.
- B. *Standards:*
  - (i) The proposed facility must meet federal and/or State certification, licensing or approval requirements;
  - (ii) The proposed facility must meet local fire safety requirements and Ohio Building Code Requirements for the proposed use and level of occupancy;
  - (iii) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
  - (iv) Such facilities shall not be located within six hundred feet (600'), including a public or private right-of-way, of an existing group home or other residential treatment facility;
  - (v) The exterior of the facility shall be compatible with the residential character of the neighborhood;
  - (vi) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (vii) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
  - (viii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (ix) The applicant shall provide a traffic plan indicating the manner in which the facility will maintain contact with neighborhood residents, and will include a structured procedure whereby any neighbor grievances may be filed and resolved; and
  - (x) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

**(29) (28) Restaurants:**

- A. *Purpose:* A commercial establishment that provides, as its primary activity, prepared food for consumption on the premises inside of a building.
- B. *Standards:*
  - (i) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
  - (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (iii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (iv) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
  - (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
  - (vi) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line;
  - (vii) A restaurant shall not include drive-through facilities or any other facilities for eating or picking up food outside of the building; except upon approval of a Fast Food or Food-Related Drive-In Drive-Through Conditional Use by the Planning Commission, under section 1113.01(e)(14);

- (viii) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or Residential District;
- (ix) If adjacent to a residential use or Residential District, such use shall not create excess noise, dust, odors or other nuisances;
- (x) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses;
- (xi) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
- (xii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
- (xiii) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
- (xiv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;
- (xv) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable; and
- (xvi) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the Site Plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

~~(30)~~ **(29) Retail (including Business Retail, Consumer Retail, General Retail, Grocery Food and Beverage, and Variety Store or Price-Point Retailer):**

A. *Purpose:*

- (i) Business Retail: A commercial establishment that provides, as its primary activity, sales of goods and/or services to other commercial establishments. Examples of such uses include, but are not limited to, office furniture stores, uniform and linen services.
- (ii) Consumer Retail: A commercial establishment (excluding a restaurant or motor vehicle) that provides, as its primary activity, sales of goods to the general public. Establishments in this category retail a wide range of product lines including apparel, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, sporting goods, automotive parts, and dry goods.
- (iii) General Retail: A commercial establishment (excluding a restaurant or motor vehicle) that has, as its primary activity, the sale of goods to the general public. Examples of such uses include garden shops, building supply stores and contractor showrooms.
- (iv) Grocery Food and Beverage: Establishments that retail food and beverage merchandise from fixed point-of-sale locations and that have special equipment (e.g., freezers, refrigerated display cases and refrigerators) for displaying food and beverage goods.
- (v) Variety Store or Price-Point Retailer: Commercial Establishments that sell a wide range of inexpensive household goods, often selling or advertising all goods at a single price, which is reflected in the name of the establishment.

B. *Standards:*

- (i) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
- (ii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;

- (iii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (iv) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
- (v) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (vi) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line;
- (vii) All outdoor display areas, canopies, and any buildings used for service shall be located at least fifty feet (50') from any adjacent residential property or Residential District;
- (viii) When adjacent to Residential Districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height;
- (ix) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or Residential District;
- (x) If adjacent to a residential use or Residential District, such use shall not create excess noise, dust, odors or other nuisances;
- (xi) Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses;
- (xii) The minimum distance of driveways from intersections shall be as approved by the City Engineer. The minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center shall be as approved by the City Engineer;
- (xiii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
- (xiv) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
- (xv) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;
- (xvi) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable;
- (xvii) Grocery Food and Beverage establishments shall have staff trained in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority; and
- (xviii) Such use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.

~~(31)~~ **(30) Schools, including Colleges and Universities:**

- A. *Purpose:* This use includes elementary schools, junior high schools, senior high schools, and colleges and universities, which are institutions other than trade schools, and which provide full-time or part-time education beyond high school.
- B. *Standards:*
  - (i) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements, as outlined in Section 1111.07;
  - (ii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;

- (iii) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
- (iv) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (v) In residential districts, all buildings shall be set back an additional one foot (1') over the usual yard requirements for each one foot (1') of the building that exceeds thirty-five feet (35') in height;
- (vi) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or Residential District; and
- (vii) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, promote safety, and reduction in the impact on the residential character of the neighborhood, as applicable.

(32) **(31) Self-Service Storage Facilities or Mini-Warehouses:**

- A. *Purpose:* A facility consisting of a building or group of buildings, usually in a controlled-access compound, that may contain varying sizes of individual, self-contained, enclosed, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' residential goods or wares, that are owned, leased or rented.
- B. *Standards:*
  - (i) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (ii) The proposed use shall comply with the landscaping standards contained in section 1111.06, and the City's parking regulations, contained in Section 1111.07;
  - (iii) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or Residential District;
  - (iv) The proposed facility must meet local fire safety and Ohio Building Code requirements for the proposed use and level of occupancy;
  - (v) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
  - (vi) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
  - (vii) The use shall meet the required number of loading spaces for industrial uses, as outlined in Section 1111.07, unless otherwise required by Planning Commission;
  - (viii) Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve;
  - (ix) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by Planning Commission to assure reduced congestion, and promote safety;
  - (x) No outside storage of any type shall be permitted; and
  - (xi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.

(33) **(32) Skilled Nursing Facility:**

- A. *Purpose:* A residential facility used for the care of the aged, infirm, chronically ill, incurably ill or any other person dependent on regular and ongoing nursing care.
- B. *Standards:*
  - (i) Such use shall not be equipped for surgical care or for treatment of acute disease or serious injury, nor shall it be primarily designed for patients being treated for mental illness or alcohol or drug addiction;
  - (ii) The proposed facility must meet federal and/or State certification, licensing or approval requirements;

- (iii) The proposed facility must meet local fire safety requirements and Ohio Building Code requirements for the proposed use and level of occupancy;
- (iv) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as outlined in Section 1111.07;
- (v) The exterior of the facility shall be compatible with the residential character of the neighborhood;
- (vi) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (vii) The proposed use shall comply with the landscaping standards contained in Section 1111.06;
- (viii) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties; and
- (ix) The applicant will provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

(34) **(33)** **Small Loan Operations:**

- A. *Purpose:* It is the purpose of this section to regulate Small Loan Operations in order to promote the health, safety, morals and general welfare of the citizens of the City of Franklin, and to establish reasonable and uniform regulations to prevent the deleterious location, concentration and/or saturation of Small Loan Operations within the City of Franklin.
- B. *Findings:* The City Council hereby finds that:
  - (i) Small Loan Operations create a financial drain on the local community as the more money that is exported from the local economy by excessive fees, the less money there is to spend within the local economy;
  - (ii) The concentration and/or saturation of Small Loan Operations within the City can have a detrimental impact on economic development and the local economy, as well as causing financial distress in low-to-moderate income areas;
  - (iii) The concentration and/or saturation of Small Loan Operations can lead to increased loan rates as an offset for lower business volume;
  - (iv) As a Charter City, the City of Franklin has the right and responsibility to protect the economic health, safety and welfare of its community; and
  - (v) To prevent the detrimental impact of Small Loan Operations, such uses should be regulated and permitted only as a conditional use when certain requirements are met.
- C. *Definitions:* Small Loan Operations include Alternative Finance Service Providers, Check-Cashing Businesses, Credit Service Organizations, Mortgage Loan Lenders, Short-Term Loan Lenders, and/or Small Loan Lenders.
- D. *Standards:* To protect City neighborhoods from negative, secondary effects created by the concentration and/or saturation of Small Loan Operations, the following standards shall apply:
  - (i) There shall be no more than one (1) Small Loan Operation located within the City of Franklin for each four thousand (4,000) persons residing in the City, as recorded in the most recent decennial U.S. Census. No additional Small Loan Operations shall be established if the current total number of Small Loan Operations within the City meets or exceeds the maximum number permitted under this section.
  - (ii) The proposed use shall meet all applicable federal, State and/or local licensing requirements, certification requirements and/or business regulations;
  - (iii) The proposed facility shall meet local fire safety requirements and/or Ohio Building Code requirements for the proposed use and level of occupancy;
  - (iv) If adjacent to a Residential District or residential use, the exterior of the proposed facility shall be compatible with the residential character of the neighborhood;
  - (v) The proposed use shall comply with all applicable landscaping requirements contained in Section 1111.06;

- (vi) The proposed use shall not generate an unreasonable increase in traffic volumes or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it, as contained in Section 1111.07;
- (vii) The lot area shall be adequate to accommodate the required off-street parking requirements without any variance to said requirements, and the required parking shall be on the same lot as the principal use;
- (viii) Every parking space shall have sufficient access and maneuvering area;
- (ix) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, as contained in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
- (x) Cut-off type lighting fixtures shall be used in parking areas to minimize impact on any neighboring residential uses;
- (xi) The applicant shall submit a traffic plan indicating safe traffic ingress and egress, traffic circulation, and on-site parking, which plan shall be subject to approval by the Planning Commission to assure reduced congestion and to promote safety. The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site, and major vehicular circulation movements shall not conflict with major pedestrian movements;
- (xii) The minimum distance of driveways from intersections shall be as approved by the City Engineer;
- (xiii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer; and
- (xiv) Hours of operation may be regulated by the Planning Commission to assure compatibility with adjacent uses and may be made a part of the conditions of the Conditional Use Permit.

~~(35)~~ **(34) Upper Floor Dwelling Units:**

- A. *Purpose:* The purpose of this use is to allow upper floor dwelling units in the C-3 District, where ground-floor commercial uses (as are permitted in the C-3 District) and residential uses on the upper floors of the same building are not incompatible.
- B. *Standards:*
  - (i) Such dwelling units may not be located on the ground floor;
  - (ii) Separate direct access to a ground-floor entrance must be provided;
  - (iii) The proposed dwelling unit must meet local fire safety requirements for the proposed use and level of occupancy;
  - (iv) The proposed use must meet all Ohio Building Code requirements; and
  - (v) All Upper Floor Dwelling Units shall be provided parking spaces in accordance with the multi-family parking requirements contained in Section 1111.07; excepting that parking may be provided by a satellite parking lot.

~~(36)~~ **(35) Vehicle Dealer (including new and used):**

- A. *Purpose:* The use shall be for the display, for sale, lease or rental, of new or used passenger motor vehicles, motorcycles, trucks, RVs and boats, where no repair work is done except minor incidental repair.
- B. *Standards:*
  - (i) There shall be no parking or display of any vehicles within any right-of-way. The side/rear yard minimum dimensions shall be twenty (20') feet;
  - (ii) All outdoor display, storage, and sales facilities shall be limited to those shown on the approved Site Plan;
  - (iii) All outdoor display, storage, and sales facilities and areas shall be maintained in a neat and orderly condition;
  - (iv) The outdoor display of goods for sale shall not be located in areas intended for traffic circulation according to the Site Plan;

- (v) Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties;
- (vi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties;
- (vii) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
- (viii) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit; and
- (ix) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07.

~~(37)~~ **(36) Vehicle Repair Services:**

- A. *Purpose:* A commercial establishment that provides, as its primary activity, repair or restoration of vehicles, including the rebuilding or reconditioning of engines and/or transmissions; collision services, including body, frame or fender straightening or repair; overall painting; vehicle steam cleaning; upholstery; and replacement of parts and motor service of passenger cars and trucks not exceeding one and one-half (1.5) ton capacity.
- B. *Standards:*
  - (i) All activities, including, but not limited to, repair, restoration, cleaning, washing and drying operations, shall be performed entirely within an enclosed structure. During the time work is performed on a vehicle, the vehicle shall be entirely within the building;
  - (ii) There shall be no outside display of merchandise;
  - (iii) No unlicensed and/or inoperable vehicle shall be permitted on the property outside of the principal structure for more than forty-eight (48) hours;
  - (iv) Where the proposed use includes body and fender repair or painting, there will be not emissions of odors, dust, smoke, gas or fumes from the premises on which the use is proposed to be located;
  - (v) All EPA guidelines for disposal or use of materials or chemicals shall be strictly complied with;
  - (vi) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (vii) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07;
  - (viii) A solid wood fence, masonry wall, or hedge six feet (6') in height shall be required along any property line adjacent to a residential use or Residential District;
  - (ix) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties; and
  - (x) A Conditional Use Permit for a vehicle repair shop to be operated in conjunction with a gasoline service station may be granted by Planning Commission, provided that the proposed use meets the requirements of this subdivision and 1113.01(e)(15).

~~(38)~~ **(37) Veterinary Services (includes Animal Hospitals/Clinics, Veterinarian Offices and Grooming Services):**

- A. *Purpose:* This use provides grooming and/or care, diagnosis and treatment of sick, ailing, infirmed or injured animals and those in need of medical or surgical attention. This use may include overnight accommodations for the treatment, observation or recuperation of such animals, and may also include boarding if it is incidental to the primary activity.
- B. *Standards:*
  - (i) The proposed use shall not be in any structure housing a residential use;
  - (ii) There shall be no burial or incineration of animals on the premises;
  - (iii) All activities shall be conducted within a totally enclosed and air-conditioned building. If the applicant proposes outside animal runs, stalls or cages, such use must be

- specifically approved by Planning Commission, under the conditions that Planning Commission deems appropriate to assure the use will not have a detrimental effect on adjoining uses, and may include, without limitation, restrictions on hours of use and additional buffering requirements. If Planning Commission approves such outside animal runs, stalls or cages, the same shall be kept in a clean and sanitary condition and shall be screened from the view of the traveling public and any adjacent residential uses. A screening plan must be submitted to the Planning Commission for approval;
- (iv) Any signage shall be of the type and size permitted in the Zoning District under the City's sign regulations, outlined in Section 1111.08, and shall be approved by Planning Commission as a part of the Conditional Use Permit;
  - (v) The proposed use shall comply with the landscaping standards contained in Section 1111.06, and the City's parking regulations, contained in Section 1111.07; and
  - (vi) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residential properties.
- (f) Validity: A Conditional Use Permit issued under this Section shall have no expiration date, but shall be subject to revocation, as provided below. Conditional Use Permits shall be specific to the applicant and the building, structure and/or address for which the Permit is approved; they shall not be transferable to a subsequent owner, tenant or occupant of the designated building, structure and/or address, nor shall they transfer with the applicant to another location. A Conditional Use Permit shall terminate upon the building, structure and/or address no longer being used for such Conditional Use, or upon the change of occupancy of such building, structure and/or address, or upon violation of any provisions of this UDO.
- (g) Revocations:
- (1) The following shall be considered as grounds for the revocation of a Conditional Use Permit at any time during the term of the Permit:
    - A. The violation of any one or more of the general or specific conditions of the Permit or of any special conditions placed upon the Permit by the Planning Commission;
    - B. Any change in use that is different from that specified as permitted in the granted Permit;
    - C. Any change in extent of use that results in a violation of the conditions of the Permit or any regulations contained in this UDO; and/or
    - D. Failure to allow periodic inspections by the Zoning Official or his designee at any reasonable time.
  - (2) For any of the reasons listed above, Planning Commission may, upon the recommendation of the Zoning Official, revoke a Conditional Use Permit. The holder of said Permit shall be notified of the time, date and place at which Planning Commission intends to consider a revocation of his Permit, and shall be given an opportunity to address Planning Commission on the matter.
  - (3) Conditional Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.
  - (4) The provisions of the section shall not be construed as limiting in any manner the powers or authority of the City of Franklin to protect the health, safety and welfare of its residents, including the investigation and elimination of nuisances.

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