

CHAPTER 207
SUPPLEMENTAL DISTRICT REQUIREMENTS

207.01 Agricultural, Conservation, and Open Space District (ACOS)	207.04 Mixed-Use Commercial District (MUC)
207.02 Planned Residential District (PR)	207.03 Planned Industrial District (PI)
207.03 Planned Commercial District (PC)	

CROSS REFERENCES

Ch. 206 Dimensional Standards
Sec. 106.04 Submittal Requirements

207.01 AGRICULTURAL, CONSERVATION, AND OPEN SPACE DISTRICT

The following supplemental requirements shall apply within the Agricultural, Conservation, and Open Space District (ACOS).

A. Permitted Uses.

1. Agriculture uses and any accessory uses and structures thereof, including farm markets.
2. The creation of no more than two (2) building lots from a tax parcel existing at the adoption of this resolution and that meet Franklin District Board of Health requirements.

B. Conditional Uses.

1. The creation of three or more building lots from a tax parcel existing at the adoption of this resolution and that meet Franklin District Board of Health requirements.
2. Farm markets.

C. General. Except where otherwise noted, the following development standards shall apply in the Agricultural, Conservation, and Open Space District (ACOS).

1. Tract Size - A tract zoned ACOS shall have a minimum tract size of five (5) acres and the minimum tract size for a conditional use shall be six (6) acres
2. Tract Width - A tract zoned ACOS shall have a minimum width of three hundred and fifty (350) feet on a public road.
3. Density - For a conditional use, the maximum net density, as defined in Sec. 102, shall be .5 dwellings per acre.

D. Conditional Use.

1. Open Space/Farmland - A minimum of fifty percent (50%) of the gross site shall be set aside as open space or farmland by easement or as a reserve(s) on the required plat and shall be owned either jointly by all property owners or a not-for-profit organization.
2. Minimum Lot Size. Minimum lot size shall be one (1) acre.

207.02 PLANNED RESIDENTIAL DISTRICT

The following development standards shall apply within the Planned Residential District.

- A. General. Except where otherwise noted, the following development standards shall apply in the Planned Residential District.
1. Tract Area - A tract zoned PR shall have a minimum area of five (5) acres.
 2. Tract Width - A tract zoned PR shall have a minimum width of three hundred and fifty (350) feet on a public road.
 3. Density - The maximum net density, as defined in Sec. 102, shall be six (6) dwellings per acre.
 4. Open Space - A minimum of twenty percent (20%) of the gross site shall be set aside as open space by easement or as a reserve(s) on the required plat.
 5. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
 6. Plat Required - No use shall be constructed or altered until a Subdivision Plat has been recorded in accordance with the *Subdivision Regulations of Franklin County, Ohio*. The Plat shall be in accordance with the approved Development Plan.
 7. Landscaping - The landscaping requirements of Ch. 304 shall apply.
- B. Multi-Family Developments. As provided for under the PR and PUD Districts, the following standards shall apply to multi-family developments:
1. Tract Area. A tract zoned under PR or PUD for multi-family development shall have a minimum area of five (5) acres.
 2. Tract Width. A tract zoned under PRD or PUD for multi-family development shall have a minimum width of three hundred and fifty (350) feet on a public road.
 3. Density - The maximum net density, as defined in Sec. 102, shall be ten (10) dwellings per acre.
 4. Accessory Uses - Office facilities for managing and operating the development, including property sales, leasing, and maintenance; recreational facilities; and laundering facilities for exclusive use by residents.
 5. Open Space - A minimum of thirty percent (30%) of the gross site shall be set aside as open space by easement or as a reserve(s) on the required plat.
- C. Mobile Home Developments. The purposes of this section is to express the intent of Jackson Township as it relates to the treatment of what is commonly considered mobile homes as defined in Ohio law as house trailers as of January 1, 1983. It is the intention of Jackson Township to differentiate a mobile home from other dwellings on the basis of taxation and specific definition. It is the intent of Jackson Township to differentiate a mobile home from other dwellings primarily on the basis of taxation. A mobile home is subject to a trailer tax while a dwelling is subject to real property taxation. A unit sold as a motor vehicle and having such a title shall become a dwelling for the purposes of this resolution when an owner presents evidence to the Zoning Administrator that the County Auditor has or will place the unit on the real property duplicate after placement. In addition, a unit sold and titled as a vehicle shall not be given a permit until such time as the applicant for a permit for a single family dwelling subject to real property taxation shows on the application that:

1. All other requirements of this resolution will be met including minimum dimensional requirements, and the three-twelfths-inch (3/12") roof pitch directly from the factory as a requirement.
2. The unit will be placed on a permanent foundation following the manufacturer's recommended plan for foundation and attachment of the unit thereto.

As provided for under the PR and PUD Districts, the following standards shall apply to mobile home developments:

1. Tract Area. A tract zoned under PR or PUD for mobile home developments shall have a minimum area of five (5) acres.
2. Tract Width. A tract zoned under PR or PUD for mobile home developments shall have a minimum width of three hundred and fifty (350) feet on a public road.
3. Density. The maximum net density, as defined in Sec. 102, shall be five (5) mobile homes per acre.
4. Development Standards. The location and arrangement of land and structures shall be determined in accordance with the following procedures where different from State of Ohio standards and requirements, the more restrictive standards and requirements shall apply:
 - a. The mobile home development shall be developed with accessways of not less than thirty-five (35) feet in width and shall be paved for not less than twenty (20) feet. Such pavement shall be constructed of not less than six (6) inches of an impervious pavement material on a prepared subgrade.
 - b. There shall be common walks three (3) feet or more in width either within the access right-of-way or along mobile home site boundaries to provide access to and from the mobile home to the accessway. Such walks shall be constructed of not less than four (4) inches of an impervious pavement material on a prepared subgrade.
 - c. Each mobile home site shall be not less than forty-eight hundred (4,800) square feet and shall be not less than sixty (60) feet in width and shall abut upon an access drive for not less than twenty-five (25) feet.
 - d. Each mobile home site shall be developed with a mobile home stand of not less than twenty (20) feet by sixty (60) feet and such manufactured home stand shall be not less than fifteen (15) feet from the mobile home site boundary. The mobile home stand shall be constructed of a minimum of six (6) inches of impervious pavement material on a prepared subgrade.
 - e. Each mobile home site shall be provided with a water outlet connection to an approved central water supply and a connection to an approved central sewer system.
 - f. Each mobile home site shall be developed with a paved area (patio) of not less than one hundred and eighty (180) square feet. The patio shall be of not less than four (4) inches of Portland Cement or other rigid type of impervious pavement, and shall be connected to common walks by a similarly paved walk of not less than two (2) feet in width.
 - g. Each mobile home site shall be developed with at least one (1) paved and covered parking space of not less than ten (10) feet by twenty (20) feet. The parking pad shall be constructed of not less than four (4) inches of impervious pavement material on a prepared subgrade.

5. Accessory Uses - Office facilities for managing and operating the development, including property sales, leasing, and maintenance; recreational facilities; and laundering facilities for exclusive use by residents. Accessory uses are limited to fifteen percent (15%) of the net site.

207.03 PLANNED COMMERCIAL DISTRICT

The following development standards shall apply in the Planned Commercial District.

- A. General. The following development standards shall apply in the Planned Commercial District.
 1. Tract Area - A tract zoned PC shall have a minimum area of one (1) acre.
 2. Tract Width - A tract zoned PC shall have a minimum width of one hundred and fifty (150) feet on a public road.
 3. Lot Coverage - Maximum lot coverage shall be thirty-five percent (35%).
 4. Outside Storage - No outside storage shall be permitted.
 5. Pollution - No smoke or other similar emission resulting from a commercial process shall be emitted from any structure. No use shall emit odorous gases or other odorous matter that can be detected at the property line. No use shall emit noise greater than sixty (60) decibels measured at the property line.
 6. Plat Required - No use shall be constructed or altered until a Subdivision Plat has been recorded in accordance with the *Subdivision Regulations of Franklin County, Ohio*. The Plat shall be in accordance with the approved Development Plan.
- B. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards, in the Planned Commercial District.
 1. Traffic - Where deemed relevant by the Zoning Administrator or Zoning Commission, a detailed traffic analysis shall be prepared for and paid by the Applicant and such analysis shall be prepared by a professional engineer licensed in the State of Ohio.
 2. Environment - Where deemed relevant by the Zoning Administrator or Zoning Commission, an environmental analysis shall be prepared for and paid by the Applicant and such analysis shall be prepared by an earth sciences professional or engineer.
 3. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
 4. Landscaping - The landscaping requirements of Ch. 304 shall apply.

207.04 MIXED-USE COMMERCIAL DISTRICT

The following supplemental requirements shall apply within the Mixed-Use Commercial District (MUC).

A. Permitted Uses.

1. Permitted uses of the Neighborhood Cluster, Community Cluster, and Office and Institutional Districts.
2. Single family residential uses.
3. Accessory uses and structures.

B. Prohibited Uses.

1. Drive-in uses.
2. Auto-related uses.
3. Outdoor display and sales.

C. General. Except where otherwise noted, the following development standards shall apply in the Mixed-Use Commercial District (MUC).

1. Tract Size - A minimum tract size shall be two (2) acres.
2. Tract Width - A minimum width of one hundred (100) feet on a public road and one hundred and fifty (150) feet at the building line.
3. Lot Coverage - A maximum lot coverage of fifty percent (50%).
4. Clustering - Any non-residential permitted use must be located within two hundred (200) feet to an existing non-residential permitted use.
5. Landscaping - The landscaping requirements of Ch. 304 shall apply.

207.05 PLANNED INDUSTRIAL DISTRICT

The following development standards shall apply in the Planned Industrial District.

A. General. The following development standards shall apply in the Planned Industrial District.

1. Tract Area - A tract zoned PI shall have a minimum area of five (5) acres.
2. Tract Width - A tract zoned PI shall have a minimum width of three hundred and fifty (350) feet on a public road.
3. Lot Coverage - Maximum lot coverage shall be fifty percent (50%).
4. Outside Storage - No outside storage shall be permitted unless screened from nearby residences and public right-of-way by a six (6) foot wood privacy fence.
5. Pollution - No smoke or other similar emission resulting from a commercial process shall be emitted from any structure. No use shall emit odorous gases or other odorous matter that can be detected at the property line.
6. Noise - No use shall emit noise greater than sixty (60) decibels measured at the property line.
7. Plat Required - No use shall be constructed or altered until a Subdivision Plat has been recorded in accordance with the *Subdivision Regulations of Franklin County, Ohio*. The Plat shall be in accordance with the approved Development Plan.

B. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards, in the Planned Industrial District.

1. Traffic - Where deemed relevant by the Zoning Administrator or Zoning Commission, a detailed traffic analysis shall be prepared for and paid by the Applicant and such analysis shall be prepared by a professional engineer licensed in the State of Ohio.
2. Environment - Where deemed relevant by the Zoning Administrator or Zoning Commission, an environmental analysis shall be prepared for and paid by the Applicant and such analysis shall be prepared by an earth sciences professional or engineer.
3. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
4. Landscaping - The landscaping requirements of Ch. 304 shall apply.