

CHAPTER 208 SPECIAL DISTRICTS

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208.01 GENERAL PROVISIONS

- A. **Special Districts Established.** Districts providing for use or development of land for certain purposes or under certain conditions, as hereafter specified, are hereby established and adopted.
- B. **Special District Regulations.** Regulations pertaining to use or development of land in Special Districts are provided for the following:
1. **Floodplain District (FP).** The FP District provides for the management of areas impacted by the 100-year floodplain as measured by the National Flood Insurance Program under the Federal Emergency Management Agency. The FP District's purpose is to prevent obstruction of the water channel and to protect structures and property from flood damage.
 2. **Excavation and Quarry District (EQ).** The EQ District is provided in recognition of those natural resources which may be excavated while protecting the needs of land, persons and uses within close proximity of such excavation, as well as the reclamation of said excavated land.
 3. **Oil and Gas District (OG).** The OG District is provided in recognition of those natural resources which may be extracted while protecting the public and property from any adverse impacts that could result from drilling and production operations.
 4. **Exceptional Use District (EU).** The EU District is provided in recognition of certain specific uses which of such nature as to warrant specific consideration and regulation, as well as any use not otherwise provided for in this resolution under a specific zoning district.
 5. **Planned Unit Development District (PUD).** The PUD District provides for a development which is planned to integrate residential, commercial, industrial, or any other use within a single zoning district. The purpose of the PUD District is to encourage the efficient use of land resources, greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.

- C. **Relation to Zoning Districts.** Special Districts and regulations thereof shall be in addition to the Zoning Districts as established on the Zoning District Map and nothing herein is intended to amend, modify or otherwise change the zoning regulations except as specifically set forth in Special District regulations.
1. **Relation to Zoning District Map.** The inclusion of land in a Special District shall be in addition to the Zoning District as established on the Zoning District Map, and nothing herein is intended to amend, modify or otherwise change the Zoning District boundaries as shown on the Zoning District Map.

208.02 FLOODPLAIN DISTRICT

- A. **Establishment of Regulatory Floodplain District.** The Regulatory Floodplain District shall exist as an overlay district and shall apply concurrently with other zoning district classifications. Land uses and development allowed under this Ch. must also meet all other applicable sections of this Resolution.
1. **Designation of the Regulatory Floodplain District.** The Regulatory Floodplain Districts shall be designated as those flood hazard areas which are identified in the "Flood Insurance Study, County of Franklin, Ohio, Unincorporated Areas" and accompanying Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway Maps (FBFM) published by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program (NFIP) dated July 5, 1983, and all revisions and amendments thereto. These maps and data shall be on file at the Rural Zoning Commission, the Mid-Ohio Regional Planning Commission (MORPC), and the Franklin County Engineers' Office.
2. **Floodway and Floodway Fringe.** The Regulatory Floodplain District is further divided into two portions consisting of the Floodway and the Floodway Fringe. The Floodway is that portion of the Floodplain consisting of the channel and sufficient adjacent lands to convey the Base Flood discharge without increasing the base Flood Elevation more than one-half foot. The Floodway Fringe is that portion of the Floodplain outside of the Floodway. The FEMA water surface profiles of the Base Flood shall govern the location of the Floodplain boundary. The Base Flood Elevations and Floodway boundaries shall be established as those indicated by NFIP maps and data published by FEMA, including all revisions and amendments thereto. The Floodplain District shall be illustrated on the Franklin County Zoning District Maps. FEMA maps and data shall be used to establish the Regulatory Floodplain Districts. FEMA maps and data shall govern in case of omission on or conflict with the zoning maps.
3. **Non-detailed Flood Hazard Areas.** In designated flood hazard areas for which FEMA has not determined detailed flood elevations and Floodway boundaries, the applicant shall be required to furnish information prepared by qualified personnel to enable the administration of this Resolution consistent with its intent. Flood maps and data published by State or Federal sources such as the USDA Soil Conservation Service, U. S. Army Corps of Engineers, U. S. Geological Survey, or Ohio Department of Natural Resources shall be utilized when available. In cases of differing information from two or more of these sources, the more comprehensive and recent technical data shall be used.

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When detailed flood elevations and Floodway boundaries are not available for the Base Flood through FEMA or other State or Federal sources, the applicant shall provide them. Such information and data shall be prepared by a qualified Professional Engineer in accordance with currently accepted hydrologic and hydraulic engineering techniques and methodology. Such studies, analyses, computations, etc. shall be submitted in sufficient detail to allow thorough technical review by the Community NFIP Administrator and State NFIP Coordinating Agency.

B. Floodway Use Regulations.

1. **Permitted Uses.** The following uses, not including buildings, shall be permitted within the floodway, provided they comply with all other applicable sections of this Resolution:
 - a. Agricultural land uses such as general farming and cultivation, pasturing, grazing, outdoor open air nurseries, truck farming, forestry, sod farming, and similar uses.
 - b. Private or public recreational land uses such as golfing, tennis, archery, picnicking, boating, swimming, parks, wildlife or nature preserves, shooting ranges, hunting and fishing areas, hiking, biking, jogging and horseback riding trails, and other similar uses.
 - c. Residential open space uses such as lawns, gardens, play areas and other similar uses.
2. **Prohibited Uses.** The following structures and uses are prohibited in the Floodway unless specifically listed under Section 208.02(B)(3) as a Conditional Use:
 - a. Buildings and structures, including mobile homes, for residential, commercial, industrial, agricultural or other use.
 - b. Storage or processing of materials.
 - c. Trash, garbage or waste disposal operations, landfills, wastewater treatment and disposal facilities.
 - d. Placement of material, fill or spoil of any type or the construction or extension of levees, dams, dikes, floodwalls or other such moundings or embankments.
 - e. Encroachments which would cause any increase in the Base Flood Elevations.
3. **Conditional Uses.** The following uses shall be conditional uses within the Floodway provided they comply with all other applicable sections of this Resolution and any conditions attached by the Board of Zoning Appeals in granting the Conditional Use Permit:
 - a. Navigational and streamflow aids, marinas, boat rental, docks, piers, wharves and water measuring and monitoring devices.
 - b. Construction, placement or substantial improvement or maintenance of public private culverts, utilities, bridges and stream crossings of any type or size, erosion control and protection measures.
 - c. Extraction of sand, gravel or other resources.
 - d. Alteration or relocation of the channel or watercourse.

C. Floodway Fringe Use Regulations.

1. **Permitted Uses.** Uses permitted in the Floodway by Sec. 208.02(B) shall also be permitted in the Floodway Fringe.
2. **Prohibited Uses.** No uses are expressly prohibited within the floodway fringe portion of the regulatory flood plain, provided all other applicable regulations and standards are met.
3. **Conditional Uses.** The following uses shall be Conditional Uses in the Floodway Fringe, provided they meet all applicable standards and requirements of this Resolution and any conditions attached by the Board of Zoning Appeals in granting the Conditional Use Permit.
 - a. All Conditional Uses in the Floodway as listed in Sec. 208.02(B) above.
 - b. Residential, agricultural, commercial, industrial, manufacturing or similar structures or buildings.
 - c. Storage or processing of materials.
 - d. Parking and loading areas.
 - e. Waste processing and/or disposal facilities and wastewater treatment and disposal systems.
 - f. Flood control or mitigation structures and measures.
 - g. Temporary or permanent placement of material, fill or spoil of any type or other such mounding or embankment or additions or extensions thereto.

D. Development Standards.

1. **Development Standards.** In addition to other applicable development standard provisions of this Resolution, the following standards for arrangement, development and use of land and buildings shall be required in the Regulatory Floodplain District:
 - a. No use of the Floodplain shall unduly or adversely effect or impact the efficiency, flow characteristics, or flood heights of the main channel or other affected tributaries, ditches, drainage facilities or systems for storm frequencies up to and including the Base Flood event. No use or encroachment within the Floodway shall increase the base Flood Elevation.
 - b. All activities and developments shall be planned, designed, constructed and installed consistent with the need to minimize damage in time of flooding.
2. **Buildings and Structures.** Temporary or permanent buildings and structures, including mobile homes, new construction and substantial improvement of residential and non-residential buildings shall be designed and constructed that:
 - a. The lowest floor, including basement, is at least one foot above the Regional Flood Elevation, plus any increase caused by potential encroachments into the Floodway Fringe. Floodway Fringe encroachment increases range from 0.0 to 0.5 feet and are listed in the Flood Insurance Study published by FEMA and available at the offices listed in Sec. 208.02(A).
 - b. Fill used to elevate structures which are located entirely within the Floodway Fringe shall extend a minimum of ten (10) feet beyond the walls of the structure

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- at a grade not to exceed ten percent (10%) and be suitably placed and compacted to prevent erosion or scour during periods of high water.
- c. They shall have a means of vehicular ingress and egress to land outside the Regulatory Floodplain which shall be at least fifteen (15) feet wide and at least one foot above the Regional Flood Elevation.
 - d. The applicant shall obtain and furnish to the Community NFIP Administrator as-built elevations, certified by a Registered Surveyor of the basement and first floor, to be maintained on file for public inspection.
 - e. Flood protection shall be achieved by elevation of the structure. Structures shall not be permitted with floor levels below the Base Flood Elevations.
 - f. Placement of a mobile home shall meet or exceed the requirements of Federal Law 44 CFR part 60.3 and shall be protected from flotation or lateral movement by over-the-top ties at each corner plus two additional ties per side or frame ties at each corner plus five additional ties per side. Additions to the mobile home shall also be anchored. Individual components of the anchoring system shall be able to carry a 4,800 pound force.
3. **Storage or Processing of Materials.** Storage or processing of materials which are buoyant, pollutants, flammable, explosive or could be injurious to human, animal or plant life in time of flooding shall be stored one and one-half (1 1/2) feet above the Base Flood Elevation, or suitably flood proofed and protected. Proposed protection measures and safeguards shall be approved by the Ohio EPA. Storage of materials or equipment or placement of other obstruction which in time of flooding may be dislodged or otherwise carried off site by flood waters to the possible damage or detriment to life or property must be protected by suitable safety measures approved by the Board of Zoning Appeals.
 4. **Parking and Loading Areas.** Public or private parking or loading areas which would be inundated to a depth of eighteen (18) inches or more subjected to flow velocities over four (4) feet per second must be provided with adequate flood warning devices and measures approved by the Board of Zoning Appeals.
 5. **Waste Processing and/or Disposal Facilities and Wastewater Treatment and Disposal Systems.** Such facilities must be approved by the Ohio EPA, Franklin County Sanitary Engineer, or Franklin County District Board of Health, whichever has jurisdiction, and further must be elevated or designed and constructed in such a way to provide protection for the entire facility from the Base Flood.
 6. **Flood or Erosion Control Measures or Watercourse Alteration or Relocation.** Dams, dikes, levees, embankments, floodwalls, rip rap rock protection, or other flood or erosion control measures and any alteration or relocation of the channel or watercourse shall be subject to all applicable provisions of Section 1521.06 and 1521.07 of the Ohio Revised Code and all other applicable State, Federal, County and Local ordinances and regulations.
 - a. Such measures over three (3) feet in height or including over one thousand (1,000) square feet of surface area shall be submitted by the community NFIP Administrator to the U. S. Army Corps of Engineers and/or the Ohio Department of Natural Resources for review, recommendations and approval as appropriate.

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- b. Flood control measures intended to remove lands from the Regulatory Floodplain District Classification must be approved by FEMA. The Regulatory Floodplain District shall be changed to coincide only with effective revisions to published NFIP maps.
- d. Adjacent communities and ODNR shall be notified when channel or watercourses are to be altered or relocated.

7. **Public or Private Utilities or Facilities.** Activities or developments such as bridges, culverts, docks, wharves, piers, water supply, sanitary or storm sewers and works, or construction of other public or private utility works and appurtenances shall be planned, designed, constructed, installed and maintained consistent with the need to minimize the potential of flood damage to them and to the community in accordance with this Resolution. Compensating measures shall be required by this Resolution to offset potential impacts of such projects.

E. **Additional Plan Requirements.** For Zoning Compliance, Conditional Use Permit and Variance applications involving the Regulatory Floodplain District, the applicant shall furnish sufficient information to permit the Board of Zoning Appeals to determine the Regulatory Floodplain and Floodway Boundaries and to facilitate the administration and enforcement of this Resolution. Such information shall include:

- 1. Plans drawn to scale showing the nature, location, dimensions and details of the property, development, activities and the land use, both existing and proposed.
- 2. Existing and proposed topographic information.
- 3. Other information as may be reasonable deemed necessary by the Administration Officer or the Board of Zoning Appeals.

F. **Compliance With Approved Plans.** Certificates of Zoning Compliance and Conditional Use Permits issued on the basis of applications, plans, specifications and other information approved by the Zoning Administrator or the Board of Zoning Appeals shall authorize only the use, arrangement and construction set forth therein.

The Applicant shall submit certification of finished elevations and/or other proofs or assurances of compliance with approved plans to the satisfaction of the Zoning Administrator and/or Board of Zoning Appeals.

G. **Compliance With National Flood Insurance Program.** The provisions of this Chapter have been submitted to and reviewed by the National Flood Insurance Program (NFIP) State Coordination Agency and the Federal Emergency Management Agency (FEMA) as required by Federal Law. These agencies have determined that these provisions meet or exceed the Federal Standards of Federal Law 44 CFR part 60.

- 1. The administration of this Zoning Resolution shall in no way lower the requirement or standard of the National Flood Insurance Program, 44 CFR part 60.3 and 60.6.
- 2. The Community NFIP Administrator shall review all applications involving Conditional Uses and Variances in the Floodplain and prepare a brief report and recommendation to be submitted to the Board of Zoning Appeals prior to any action.

H. **Warning and Disclaimer of Liability.** This Resolution does not imply that areas outside the Regulatory Floodplain District or uses allowed or otherwise permitted or approved within the

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Regulatory Floodplain District in accordance with provisions of this Resolution will be free from flooding or flood damages. This Resolution or its administration and/or enforcement shall not create liability on the part of the Jackson Township, an officer or employee of the County, or other staff or personnel involved in its administration and/or enforcement. Additional flood protection beyond that required by this Resolution is recommended and encouraged.

208.03 EXCAVATION AND QUARRY DISTRICT (EQ)

- A. Permitted Use. Land structures governed by the EQ District shall be used for only the following purposes in addition to permitted uses of the Zoning District in which the land is located.
1. Extraction. Extraction shall include the following activities and borrow pits.
 - 141 Dimension Stone
 - 142 Crushed and Broken Stone, including Riprap
 - 144 Sand and Gravel
 2. Processing. The temporary erection and operation of plants and equipment necessary for crushing, polishing, dressing or otherwise physically or chemically processing the material extracted on the site including:
 - 3271 Concrete Brick and Block
 - 3272 Concrete Products, except Block and Brick
 - 3273 Ready Mix Concrete
 3. Borrow Pits.
- B. Development Standards. The following standards for arrangement and development of land and buildings are required under this District.
1. Intensity of Use. There is no minimum lot area required: however, the lot shall be adequate to provide the yard space required by the following Development Standards and meet all other applicable requirements:
 - a. For excavation, quarrying and permitted processing all equipment used shall be constructed, maintained and operated in such a manner as to eliminate, as far as practicable, noise, vibration, or dust which would injure or annoy persons living or working in the vicinity.
 - b. Accessways or roads within the premises shall be maintained in a dust free condition through surfacing or such other treatment as may be necessary.
 - c. No excavation shall be made from the banks or beds of the Scioto River, or any other stream or waterway and no quarrying shall be permitted closer than two hundred (200) feet of either bank of the above named tributaries except by a finding of the Franklin County Engineer which shall show that such excavation or quarrying shall not impair the lateral support needed for permanent stream levees.
 - d. All excavations shall be made either to a depth of five (5) feet below a water producing level, or graded, or back-filled with non-noxious and non-inflammable solids to assure that the excavated area will not collect and retain stagnant water, or that the graded or back-filled surface will create a gentle rolling topography to minimize erosion by wind or rain and substantially conform with the contour of surrounding area.

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- e. Whenever the floor of a quarry is five (5) feet or more below a grade of adjacent land, the property containing the quarry shall be completely enclosed by a barrier either consisting of a mound of earth not less than six (6) feet in height located at least twenty-five (25) feet from any street right-of-way and planted with a double row of evergreen shrubs, or other approved landscaping or shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of six (6) feet in height along the property line.

2. Yard Requirements. An excavation shall be located one hundred (100) feet or more and back-filled to one hundred and fifty (150) feet from a street right-of-way line; quarrying operations shall be located fifty (50) feet or more from a street right-of-way line. With approval by the Franklin County Engineer, such excavation or quarrying may be permitted within these limits to the point of reducing the ground elevation to the established street grade.

Excavation or quarrying shall be no closer than one hundred (100) feet to a property boundary line, except with the written consent of adjacent property owner.

Plants or equipment for processing of extracted materials or other approved ancillary operations shall not be located nearer than eight hundred (800) feet to the boundary of the land placed under the provisions of this District.

- C. Rehabilitation Plan. Extraction shall be permitted only from areas for which there is a Rehabilitation Plan approved by the Jackson Township Zoning Commission and the Jackson Township Board of Zoning Appeals of Trustees.

1. Rehabilitation Plan. All such Rehabilitation Plans shall include the following:
 - a. A grading plan showing existing contours in the area to be extracted and proposed future contours showing the topography of the area after completion. Such plans shall include the surrounding area within five hundred (500) feet of the property boundary line, drawn to an appropriate scale with contour lines at intervals of five (5) feet or less.
 - b. Existing and proposed drainage of the area.
 - c. Details of regrading and vegetation of the site during and at conclusion of the operation.
 - d. Surety or other financial responsibility provisions to objectively assure the timely and adequate completion of the Rehabilitation Plan.
2. Required Rehabilitation. The following requirements shall be met in the Rehabilitation Plan:
 - a. The banks of all extraction, when not back-filled, shall be sloped at a grade of not less than two (2) feet horizontal to one (1) foot vertical. This slope shall be maintained twenty (20) feet beyond the water line if such exists.
 - b. Spoil banks shall be graded to a level suiting the existing terrain.
 - c. All banks and extracted areas shall be surfaced with at least six (6) inches of suitable soil, except exposed rock surfaces, and shall be planted or seeded with trees, shrubs, legumes or grasses maintained until the soil is established and approved by the County Engineer.

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- d. When any extraction has been completed, such area shall be left as a permanent spring-fed lake or the floor thereof shall be leveled in such a manner as to prevent the collection of stagnation of water and to provide proper drainage without excessive soil erosion, and shall otherwise comply with these requirements.
- e. All equipment and structures shall be removed within three (3) months of the completion of the extraction of materials.

208.04 OIL AND GAS DISTRICT (OG)

- A. Permitted Uses. Land and structures governed by this District shall be used only for the following purposes in addition to Permitted Uses of the Zoning District in which the land is located.
 1. Extraction.
 - 131 - Crude Oil/Natural Gas
 - 132 - Natural Gas Liquids
 - 138 - Oil and Gas Field Service
 2. Temporary Equipment and Structures. The temporary erection of structure and equipment necessary for the drilling and production of oil and gas on the site.
- B. Development Standards. The following standards for arrangement and development of land and buildings are required in this District.
 1. Spacing of Wells. No permit shall be issued to drill, deepen, reopen or plug a well for the production of oil or gas unless the proposed well is located:
 - a. Upon a tract or drilling unit containing not less than ten (10) acres.
 - b. Not less than four hundred and sixty (460) feet from any well drilling to, producing from or capable of producing from the same pool.
 - c. Not less than two hundred and thirty (230) feet from a boundary of the subject tract or drilling unit.
 2. Access and Egress. Prior to commencement of any drilling operations, all private roads used for access to the drill site and drill site itself shall be surfaced by clean, crushed rock, gravel or decomposed granite, or oiled and maintained to prevent dust and mud.
 3. Derricks. All derricks and mast hereafter erected for drilling or re-drilling shall be at least equivalent to the American Petroleum Institute Standards 4A, 14th Edition and 4D, 3rd Edition.
 4. Signs and Fencing. A sign having a surface area of not less than two (2) square feet and no more than six (6) square feet bearing the current name and number of the well and the name or insignia of the operator shall be displayed at all times from the commencement of drilling operations until the well is abandoned.

All oil well production equipment having external moving parts hazardous to life or limb shall be attended twenty-four hours per day or shall be enclosed by a steel chain link fence not less than six (6) feet in height and in addition having not less than three (3)

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strands of barbed wire sloping outward at approximately a 45 degree angle and for eighteen (18) inches from the top of the fence.

There shall be no aperture below such fence greater than four (4) inches. Fence gates shall be placed at non-hazardous locations and shall be locked at all times when un-attended by a watchman or service man.

5. Lighting, Delivery and Power.

- a. Lighting. All lights shall be directed or shielded so as to confine direct rays to the drill site.
- b. Delivery of Equipment. The delivery or removal of equipment or material from the drill site shall be limited to the hours between 7:00 a.m. and 7:00 p.m., except in case of emergency.
- c. Power Sources. All power source shall be electric motors or muffled internal combustion engines.

6. Storage of Equipment. There shall be no storage of material, equipment, machinery or vehicle which is not for immediate use or servicing of an installation on the drill site. Storage tanks shall be located on the drill site and storage tank capacity at the drill site shall not exceed a total aggregate of two thousand (2,000) barrels exclusive of processing equipment.

7. Flammable Waste Gases. Flammable waste gases or vapors escaping from a production drill site shall be burned or controlled to prevent hazardous concentration reaching sources of ignition or otherwise endangering the area.

C. Rehabilitation Plan. Drilling and production shall be permitted only from areas for which there is a Rehabilitation Plan approved by the Jackson Township Zoning Commission and Township Trustees.

1. Rehabilitation Plan. All such Rehabilitation Plans shall include the following:

- a. Redevelopment plan showing existing and proposed site and all facilities pertinent thereto. Such plans shall include the surrounding area within five hundred (500) feet of the property boundary line, drawn to an appropriate scale.
- b. Details of regarding and revegetation of the site during and at the conclusion of the operation.
- c. Surety or other financial responsibility provisions to objectively assure the timely and adequate completion of the Rehabilitation Plan.

2. Required Rehabilitation. The following requirements shall be met in the Rehabilitation Plan:

- a. Upon cessation of drilling and beginning of production, the well shall be serviced only with a portable derrick when required.
- b. All concrete, pipe, wood and other foreign materials shall be removed from the drill site to a depth of six (6) feet below grade, unless part of a multi well collar then being used in connection with any other well for which a permit has been issued.

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- c. All holes and depressions shall be filled and packed with native earth. All oil, waste oil, refuse or waste material shall be removed from the drill site.
- d. Adequate landscaping shall be required of the drilling site with screen planting around visible equipment and tanks, ground cover on other portions of the site, and maintenance of all equipment and premises in a good and painted condition.
- e. All drilling equipment and the derrick shall be removed from the premises within sixty (60) days following the completion, abandonment or desertion of any well.

208.05 EXCEPTIONAL USE DISTRICT (EU)

A. Special Uses. The following listed uses shall be subject to these Exceptional Use District Regulations, except as they may be permitted by other provisions of this Zoning Resolution.

1. Transportation. Airport or flying field, transportation terminals, depots or other transportation facilities not exempt from regulation.
2. Recreation and Amusement. Amusement center, amusement park, skating rink, miniature golf, swimming pool, drive-in theater (except adults only entertainment establishments as defined in Ch. 102). Athletic field, stadium, race track or other similar sports facility not otherwise allowed by the provisions of this Zoning Resolution. Golf club, country club, fishing club or lake, gun club, riding stable, including boarding of animals, or similar recreational facility operated on an admission fee or membership basis. Resort establishment, park, camping or boating facilities, picnic grounds or similar recreational facility operated on an admission fee or membership basis.
3. Social and Cultural Institution. Cemetery or crematory not otherwise allowed by the provisions of this Zoning Resolution. Hospital, Sanatorium, convalescent home, rest home or home for children or the aged, not otherwise allowed by the provisions of this Zoning Resolution. Private school or college including those with students or faculty in residence, not otherwise allowed by the provisions of this Zoning Resolution.
4. Other Uses Not Provided For. Other legal uses of unique or exceptional requirements or circumstances that are otherwise not permitted by this Zoning Resolution.

B. Procedure. The following procedure shall be followed in placing land in the Exceptional Use District.

1. Development Plan. Three (3) copies of a Development Plan shall be submitted with the application for amendment of the Zoning District Map and such plan shall include in text or in map form:
 - a. The proposed location and size of areas of use, indicating size, location and type of structure.
 - b. The proposed location, size and use of all open areas landscaped and other open space with suggested ownership of such areas.
 - c. The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility or other evidence of reasonableness.
 - d. The proposed circulation pattern including streets, both public and private, parking areas, walks and other accessways including their relation to topography, existing streets and other evidence of reasonableness.

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- e. The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or concepts for site development, buildings, landscapes or other features. Such schedule shall include the use or redevelopment of existing features such as structures, streets, easements, utility lines and land use.
- f. The relationship of the proposed development to the existing and future land use in the surrounding area, the street system, community facilities and services and other public improvements.
- g. Evidence that the Applicant has sufficient control over the land to effectuate the proposed Development Plan within three (3) years, Such control includes property rights, economic resources and engineering feasibility as may be necessary.

2. Basis of Approval. The basis of approval for the Exceptional Use District shall be:

- a. That the proposed development is consistent in all respects to the purpose, intent and applicable standards of this Zoning Resolution.
- b. That the proposed development is in conformity with the Jackson Township Comprehensive Plan or a portion thereof as it may apply.
- c. That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justifies the change in the land use character of the area.

3. Effect of Approval. The Development Plan as approved by the Jackson Township Zoning Commission shall constitute an amendment to the Special District Map and a supplement to this chapter as they apply to the land included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of the Subdivision Plat, submitted in accordance with the Subdivision Regulations for Franklin County, Ohio, if required; or if no plat is required for the completion of plans for application for a Certificate of Zoning Compliance. If the plat is not submitted and filed nor such Certificate applied for and used within the three (3) year period, the approval shall become voided and the land shall revert to its previous Zoning District, except if an application for time extension is submitted and approved in accordance with this section.

4. Extension of Time or Modification. An extension of the time limit of the modification of the approved Development Plan may be approved by the Jackson Township Board of Trustees. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension for modification is not in conflict with the general health, safety, and welfare of the public or the development standards of this chapter. A major modification to the plans or existing property shall require a resubmittal of an E.U. application to the Zoning Commission.

C. Development Standards. The provisions of Article 2 shall pertain to this District. Because of the unique nature and requirements of these uses, and because their locations cannot be readily predetermined, appropriate Development Standards cannot be set forth, but full usage of Development Standards, requirements, and other provisions of this Zoning Resolution as they may be appropriate, shall be used.

208.06 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

A. Use Regulations.

1. Permitted Uses. The following uses are permitted within the Planned Unit Development District (PUD).
 - a. Residential Uses - All residential uses as permitted in the Rural Residential, Semi-Rural Residential, Suburban Residential, and Planned Residential Districts are permitted in the PUD District.
 - b. Commercial Uses - All commercial uses as permitted within the Neighborhood Commercial and Community Commercial Districts unless otherwise prohibited herein.
 - c. Industrial Uses - All industrial uses as permitted within the Light Industrial District unless otherwise prohibited herein.

2. Prohibited Uses. The following uses shall be prohibited in the Planned Unit Development District (PUD).
 - a. Automotive, Motorcycle, Boat, and Mobile Home Dealers (SIC 551, 552, 555, 556, 559, 527).
 - b. Adult entertainment (see Sec. 204).

3. Conditional Uses.
 - a. Residential Uses - All residential uses as conditionally permitted in the Rural Residential, Semi-Rural Residential, Suburban Residential, and Planned Residential Districts are permitted in the PUD District.
 - b. Commercial Uses - All commercial uses as conditionally permitted within the Neighborhood Commercial and Community Commercial Districts unless otherwise prohibited herein.
 - c. Industrial Uses - All industrial uses as conditionally permitted within the Light Industrial District unless otherwise prohibited herein.

B. Development Standards. The following development standards shall apply within the Planned Unit Development District (PUD).

1. General. Except where otherwise noted, the following development standards shall apply.
 - a. Tract Area - A tract zoned PUD shall have a minimum area of one hundred (100) acres.
 - b. Tract Width - A tract zoned PUD shall have a minimum width of one thousand (1,000) feet on a public road.
 - c. Density - The maximum net density, as defined in Ch. 102, shall be six (6) dwellings per acre.
 - d. 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.

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- e. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application and shall indicate the location of such uses.
 - f. 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.
2. Multi-Family Components. The following standards shall apply to multi-family developments:
- a. Density - The maximum net density, as defined in Ch. 102, shall be six (6) dwellings per acre.
 - b. 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.
3. Mobile Home Components. As provided for under the PUD Districts, the following standards shall apply to mobile home developments:
- a. Density. The maximum net density, as defined in Ch. 102, shall be five mobile homes per acre.
 - b. Development Standards. The location and arrangement of land and structures shall be determined in accordance with the following procedures:
 - 1) 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.
 - 2) There shall be common walks three (3) feet or more in width either within the accessway, 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.
 - 3) 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.
 - 4) 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 mobile 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.
 - 5) Each mobile home site shall be provided with a water outlet connection to an approved water supply and a connection to an approved sewer system.
 - 6) 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

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rigid type of impervious pavement, and shall be connected to common walks by similarly paved walk of not less than two (2) feet in width.

7) 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.

- c. 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.
4. Commercial Components. As provided for under the PUD Districts, the following standards shall apply to commercial components:
- a. Lot Coverage - Maximum lot coverage shall be 35 percent.
 - b. Outside Storage - No outside storage shall be permitted.
 - c. 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.
 - d. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards.
 - 1) Where deemed relevant by the Zoning Administrator or Rural 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) Where deemed relevant by the Zoning Administrator or Rural 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) The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
5. Industrial Components. As provided for under the PUD Districts, the following standards shall apply to industrial components:
- a. Lot Coverage - Maximum lot coverage shall be 50 percent.
 - b. Outside Storage - No outside storage shall be permitted.
 - c. 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.
 - d. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards.
 - 1) Where deemed relevant by the Zoning Administrator or Rural 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.

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2) Where deemed relevant by the Zoning Administrator or Rural 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) The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.

C. Submittal Requirements.

Refer to Subsec. 106.06.