

## **Plan Development Text:**

This document is to supplement the drawings and application for zoning/trustee review of the following project:

Genoa Baptist Church  
7562 Lewis Center Road.  
Westerville, Ohio, 43082

### **General project overview:**

The Genoa Baptist Church has been growing and would like to provide additional facilities to better serve the needs of their congregation and the community. This major amendment to the final development plan includes a proposed 54,727 square foot addition which includes new worship center, a large foyer space, new offices, some additional classrooms for Sunday school and a new drive under entrance canopy. The feedback the church has received during the zoning review process has been helpful with understanding the needs of their neighbors and we appreciate the opportunity to be heard again at the August 28, 2019 Trustees Meeting.

This project includes a larger, and dedicated, worship space of approximately 1,500 seats. This dedicated worship space will allow Genoa Baptist Church and Genoa Christian Academy to continue to grow and serve the Genoa Township community with improved church and school amenities and services. In addition, the larger dedicated worship space would enhance the current services that the church provides to the community (voting, concerts, etc.). Because of this, the design of the building has been carefully considered in order to meet these needs. The new facility would also allow the church to offer more opportunities to host community events such as graduation ceremonies, community and leadership training events, and available for times when the community is in need (disaster relief, etc.).

The proposed addition to the church is using the same materials as were used in previous approved building projects and does not take away from the character of the Genoa Township and it helps to create an identity for the community as a whole.

The church is intending to modify the previously approved landscaping and parking lot re-striping as originally agreed to in their 2014 submission to reflect the new additions being proposed with this submission. The church has reached out to the neighbors on Lewis Center Road to address some of the issues concerning the mounding and lighting. Since there was at least one condition of the 2014 approval which was not adhered to, the staff requested that we should review the July 14, 2014 Zoning Commission minutes and speak to each condition, so it can be determined if they were complied with or if they need to be documented in the current amendment application. Said conditions appear the July 14, 2014 Zoning Commission minutes (see pages 2 and 3, items 1-10). These conditions were automatically adopted via the Board of Trustees approval motion for ZC 2014-05 made on, and reflected in the minutes of, August 7, 2014 (Resolution 14-0807).

The items that were referred to from the 2014 zoning resolution are as follows:

1. Trash compactor entrance shall contain safety signage, a locking mechanism, safety lighting shall be provided per sample photo, (this item no longer is in the scope of work as the church decided not to install the compactor)
2. Trees screening the trash compactor shall be no closer than 20 feet from the compactor, (this item no longer is in the scope of work as the church decided not to install the compactor)
3. The soccer fields adjacent to the gymnasium shall not be lighted, (this item was completed as no lights have been installed)
4. Applicant agrees that they shall maintain live trees in parking islands as per plan and traffic sight line shall be appropriately preserved, (this item was part of the phased plan and is included in this amendment application)
5. Applicant commits to fund their share of road improvements as assessed by Delaware County, (this item has been completed)

6. As previously agreed, the conditions set forth in the report from Lieutenant Craig Skeel from the Genoa Township Fire Department will be met, (church has verified this item has been met)
7. Applicant's water remediation efforts will not result in additional water accumulation on the adjoining Tepper property, (this item is being resolved with the replacement of some discovered crushed drain tile and the removal of dirt from the side of the property to cover over a new storm water pipe to fill in the drainage ditch and to create mounding along Lewis Center Road as previously agreed to)
8. In negotiation with the Martin Neighbors, the applicant committed to providing up to (5) trees for screening, (this item was not completed because of differing requests from the Martins over the years. The church has been discussing with the Martin's about modifying this agreement so they can come up with a mutually beneficial solution.)
9. The improved mounding shall average five (5) feet and be a minimum of three (3) feet above the level of the edge of the pavement of the parking lot, (the current submission has been changed to indicate compliance with this requirement) and
10. All prior restrictions set forth in the prior development plans, including the use of the emergency drive closest to State Route 3 shall be retained (the existing drive closest to State Route 3 was closed, but the previous main entry was required to remain due to the fire marshal's requirement for a secondary site access to the site).

During the zoning application process, the zoning staff also requested that the existing divergences that were approved for this property be listed in the application. Included below is the text from the approved 2005 amendment.

According to the information received from the Genoa Township Administration office, the following divergences were approved May 11, 2005 and in effect on June 11, 2005:

1. Article VI – 602.06 screening shall be required as provided in Article V section 510. The applicant is requesting that the required 5 ½' high parking lot screening adjacent to S.R. 3 and Lewis Center Road be reduced in height to 30" in lieu of the specified 66". The 30" height will be accomplished through a combination at the time of planting of mounding, plantings, etc. The heights and elevations relative to the highway will provide the desired screening of vehicular headlights from the roadway and neighborhood, as well as create a soft visual barrier. Should any landscaping or mounding in the S.R. 3 reserve area be required to be modified in any way by ODOT, the applicant will remedy any issues and make provisions to replace/maintain the established required screening. The applicant is also requesting that no screening be required at this time along the east-west line of the southernmost existing parking lot perimeter. A divergence is being requested to also omit any additional screening at this time along the north-south line of the northwest most parking lot perimeter due to the great distance and relative (height) elevations to the adjacent properties. All plantings will be installed this spring, weather permitting, but no later than Dec. 1, 2005. All plantings required for established screening purposes shall be permanently maintained and require prompt replacement should any such plantings die. In addition, all screening requirements will continue to be re-assessed each time a future development plan amendment for the Genoa Baptist Church property is filed, which expands the current development.
2. The existing parking lots contain paved, non-landscaped island areas indicated on the site development plan. The applicant requests that these fifteen (15) identified islands remain paved until a new parking lot is constructed, or within five (5) years, whichever occurs sooner. At that time, the existing islands will be excavated and landscaped. An updated site development plan will be submitted to the Township Zoning Officer for approval at that time.
3. There are two (2) existing temporary storage pods indicated on the site development plan. This is not a specified permitted use. The applicant requests temporary approval to continue using the temporary storage units until a permanent storage building can be constructed. It is expected that these units will need to remain in service until approximately Aug. 2006. The pods have no signage on them and are currently located on unpaved ground at the northern parking lot boundary line. A new storage accessory building is being planned and proper zoning permit application will be made to oversee compliant location of said structure on the site. There will be no additional pods brought to the site and the two existing pods will be removed as soon as a foundation survey is furnished to the zoning office as required for certifying final zoning compliance of a future storage accessory building.

4. Section 532 "Lighting"  
There are a total of ten (10) existing parking lot light fixtures that do not meet the outlined criteria due to their 30' height and these fixtures are not focused straight downward nor are of a cut-off type design. The applicant requests these fixtures be allowed to remain in place until such time that any new approved parking lot development occurs or within five (5) years, whichever occurs sooner. All existing fixtures and poles will then be replaced with approved cut-off, downlighting type fixtures at the maximum code height of 25'.
5. Section 538 of the Zoning Code requires outdoor playing fields to be screened with a minimum 8' mound and/or landscaping. The playgrounds shown on the site development plan are indicated areas for the school's outdoor recess activities and are not 'formal' organized public recreation fields. The southernmost playing field is already screened in this location by a natural tree line. The northern playing field is positioned outside the 200' setback requirements from residential areas. Except for this area between the existing and former Tepper properties fronting on Lewis Center Rd., it too is believed to be adequately screened by existing vegetation. The applicant therefore requests a divergence from any additional screening requirements (i.e. Along Lewis Center Rd.) for these recreational field/playground areas.
6. All work in right-of-way must receive proper permits from ODOT. Said ODOT approval document shall be furnished to the township zoning office for record. This work will need to seek approval as a divergence to zoning regulations.

This application is including all of the previously not completed items from the 2014 zoning approval and it is understood that all the previous items and additional proposed improvements will be completed within this single-phase project. There will not be a phased approach to complete the project.

The following list of requirements stated by the zoning staff have been acknowledged and will be adhered to:

1. It is understood that the location of improvements in the plan, if approved, are finite and not approximate. Alterations, changes, or re-locations of improvements, including light poles, would require Township authorization and may require submission of a final development plan amendment application.
2. All plans must be reviewed and approved by all applicable County and/or State departments and/or agencies.
3. All required permits shall be obtained prior to the commencement of any work. A zoning permit for the improvements approved via ZC 2014-05 was previously issued (#2014238). Should this application be approved, a new zoning permit(s) would need to be obtained prior to construction.
4. All comments in this plan development text shall be sufficiently addressed to the satisfaction of Township staff prior to the issuance of any Zoning Permits for the project.
5. Should the proposed plan amendment be approved, it shall only constitute approval of those changes which were explicitly proposed by the applicant and approved by the Township. Further changes or alterations which were not specifically proposed and approved as part of the aforementioned application may require additional approval from the Township be applied for and obtained.
6. Zoning permits for each sign will need to be obtained. Duration of each permit shall be pursuant to the terms of the Genoa Township Zoning Resolution. Permits for large temporary signage may require renewal as further specified in the Resolution. Fees for permits and renewals will be charged pursuant to the fee schedule in effect at the time of such application or renewal.
7. Prior to obtaining a Zoning Permit, the Applicant will need to provide proof that the Delaware County Engineer's Office has approved the proposed Stormwater Management Plan (Section 1406.13).

### **Zoning code sections:**

*Genoa Township – Article 14: PLANNED COMMUNITY FACILITY DISTRICT (PCF)*

*Section 1401: Intent and Purpose*

*The purpose of the Planned Community Facilities District is to provide zoning classification for governmental, civic, recreational, and similar community facilities in proper location and extent so as to promote the general safety, convenience, comfort, and welfare. The Planned Community Facilities District encourages the use of existing facilities and regulates the location of new facilities to ensure their proper functioning in consideration of traffic, access and general compatibility and to minimize the adverse visual effects on surrounding areas through design and Landscaping standards. The District is designed to protect community facilities and institutions from the encroachment of certain other Uses and to make sure Uses are compatible with adjoining residential Uses.*

*1401.01 It is the policy of the Township to permit the creation of Planned Development Districts to:*

- A) Preserve and extend the charm and beauty existent in and inherent to the rural residential character of Genoa Township;*
- B) Provide the economic and social advantages resulting from an orderly planned use of large parcels of land;*
- C) Provide a more useful pattern of Open Space and recreation areas;*
- D) Promote development patterns, which preserve and utilize natural topography and geologic features, scenic vistas, trees and other vegetation, and prevent the disruption of natural drainage patterns;*
- E) Promote a more efficient use of land than is generally achieved through conventional development resulting in substantial savings in utility and street extensions; and*
- F) Promote development patterns in harmony with land use Density, transportation facilities and community facilities.*

*1401.02 This Section establishes standards for the Planned Community Facilities District in areas served by central sanitary sewers and Central Water Systems, or developments utilizing other sewage treatment options approved in the development plan.*

*1401.03 Pursuant to Ohio Revised Code Section 519.021(A), this District may be permitted upon application and approval of specific and detailed Final Development Plans and all shall require amendments to the official Zoning Map. Approval for Planned Development rezoning applications may be granted pursuant to ORC 519.12 only when the plan for the project complies with these regulations and promotes the general public health, safety, morals and welfare and encourages the efficient use of land and resources, promotes greater efficiency in providing public and utility services and encourages innovation in the planning and building of the development.*

*Section 1402: Contiguity of Land and Project Ownership*

*1402.01 All land within a proposed Planned Development shall be contiguous and shall not be divided into parts by any state or federal limited access highway or by any railroad Right-of-Way.*

**Acknowledged. This property is in compliance.**

*1402.02 The Planned Development area shall be under contract for purchase by a single entity or owned by a single entity at the time of application. For the purposes of this subsection a single entity includes the following: a husband and wife; corporation; partnership; or two or more property owners who have entered into a general development plan for a Planned Development.*

**Acknowledged. This property is in compliance.**

*Section 1403: Permitted Principal Uses*

**According to 1403.06, churches and places of worship are permitted (as regulated by Section 1706).**

Section 1404: Permitted Accessory Uses

1404.01 Accessory Uses, Accessory Buildings, or other Accessory Structures as defined herein customarily incidental to any previously stated permitted Use, including smaller Structures such as pump stations.

1404.02 Bulletin Boards and Signs as regulated by Article 18. **Not Applicable.**

1404.03 Residences for custodians or guards. **Not Applicable.**

1404.04 Internal food service operated to accommodate the permitted Principal Use without any external advertising or signage.

**A café is provided with the proposed addition for the sole use of the church.**

Section 1405: Conditional Uses – None

Section 1406: General Requirements

No Certificate of Zoning Compliance shall be issued in a Planned Community Facilities District until the applicant shall have certified in their development plan that:

1406.01 The proposed Buildings or Use shall be located on a major arterial or collector street so as to generate a minimum of traffic on local streets. Elementary schools and playgrounds or parks intended for neighborhood use may, however, be located on local streets.

**The proposed addition to the existing church located on the property is located on a major collector street (Lewis Center Road) so as to generate a minimum of traffic to other local streets.**

1406.02 The proposed Buildings or Use shall be located properly in accordance with this Article.

**The existing building and addition are located well within the required setbacks on the property.**

1406.03 The location, design, and operation of the Community Facility shall not impose undue adverse impacts on surrounding residents.

**The proposed addition to the existing facility is intended to be a positive influence on the surrounding community and we believe it will not impose undue adverse impacts on the surrounding residents.**

1406.04 One or more Buildings or permitted Uses may be placed on a Lot, however the maximum square feet of first Floor Area for all Buildings on a site shall be determined by the ratio of: Maximum first floor Building area in square feet = lot size in acres x 7,500 sq. ft.

**The total area of the property is 87.8 acres which would allow a maximum first floor building to be 87.8 X 7,500 = 658,500 allowable square feet. With the main building, the proposed addition, and the existing shed building (3,477 s.f.), the cumulative total building first floor area is 114,560 square feet.**

1406.05 If multiple Buildings are constructed on a site there shall be a minimum of twenty (20) feet separating them.

**The existing worship building with the new addition is separated from the maintenance building by a minimum of 40 feet.**

1406.06 The maximum height for any Structure in this District with a 6/12 roof pitch or greater shall not exceed thirty-five (35) feet, with less than a 6/12 roof pitch, thirty (30) feet.

**The existing building height at its peak is approximately 39'-0" tall with a pitch of greater than 6/12. We are requesting a divergence from the height requirements for a height allowance of 35' for less than 6/12 roof pitch. This would only affect the**

building height for the main building addition (where the roof has a pitch less than 6/12) at the top of the parapet. The building elevations show that the raised entry gable roof is in compliance with the 35'-0" maximum building height for roof pitches 6/12 or greater, as defined by the zoning code definitions, with the average height of the gable roof being 35'-0". Because of the needs of the church and its desire to provide for and to meet the needs of the community, the design of the building has been carefully considered in order to meet these needs. Because of this, the design is best served by the height of 35'-0" as a minimum. The design has been modified as much as responsibly possible to the minimum height to achieve the functionality of the building.

*1406.07 Parking accommodations and loading areas shall be provided pursuant to a layout plan designed by the applicant showing traffic movement, ingress and egress, traffic control points, the number and size of parking spaces, and service areas. All parking and loading areas shall conform to the requirements of Article 19.*

*A) Planned Community Facilities Districts less than twenty (20) or more acres in area shall have direct access to one (1) arterial street. Not applicable.*

*B) Planned Community Facilities Districts of twenty (20) or more acres in area shall have direct access to one (1) arterial street and to one (1) collector street and/or two (2) access points on an arterial street.*

**Parking accommodations currently have 613 existing parking spaces and 72 new proposed additional spaces bringing the total up to 687 (please see accompanying drawings). According to requirement B), there are currently two access points from Lewis Center Road: one main ingress and egress and one egress only. Police direct traffic at the end of events at the church.**

*1406.08 Parking areas shall be adequately lighted. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any adjoining property or upon any public street.*

**The additional drives and parking spaces shall be adequately lighted with three (3) additional 20'-0" tall pole lights and six (6) bollard lights along the new drive. The lighting design shall comply to be shaded wherever necessary to avoid casting direct light upon the adjoining properties or upon any public street. Shielding has been purchased and will be installed by October 1, 2019.**

*1406.09 Applicant shall submit a letter from the Genoa Township Fire Chief certifying that all applicable fire codes have been met and that the equipment of the Genoa Township Fire Department as well as that of those departments which provide mutual aid to the township are able to maneuver throughout the site.*

**A letter shall be submitted from the Genoa Township Fire Chief certifying that all applicable fire codes have been met with the site design and that the equipment of the Genoa Township Fire Department as well as that of those departments which provide mutual aid to the township are able to maneuver throughout the site once the review has been completed.**

*1406.10 All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.*

**All proposed walkways are to be constructed of either concrete, asphalt, or any other approved all weather hard surface.**

*1406.11 All signs shall conform to the requirements of Article 18.*

**Acknowledged.**

*1406.12 At least forty percent (40%) of the gross acreage shall be reserved as Open Space, as defined herein. In computing the amount of Open Space, entrance features, road Rights-of-Way of all types, paved vehicular areas including parking areas and driveways shall be excluded.*

The total amount of lot coverage (all proposed impervious surfaces and building coverage) is approximately 498,086 square feet. This is a lot coverage percentage of 13.02%. This still leaves 86.98% of the 87.8 acres as available for definition of open area.

*1406.13 Storm Water Management – all site plans must have a storm water management plan, approved by the Delaware County Engineer’s Office, with the improvements constructed before a Zoning Permit will be issued for construction of Buildings.*

The site plan is currently under review with the Delaware County Engineers office for their comments. A revised storm water management system has been included with this submission.

*1406.14 Parking and Loading Areas*

*A) The overnight parking of automobiles and other vehicles on private or public streets within a Planned Development is prohibited.*

**With the on-site parking provided, no vehicles will be permitted to be parked overnight on the private or public streets. Existing church vehicles (bus, vans and maintenance vehicles) are parked on the church’s private parking lots and not on the streets.**

*B) All automobile parking lots shall be screened from adjoining streets and adjoining residential properties in accordance with Article 20.*

**The parking lots are already screened from adjoining lots by existing tree lines. Also, additional trees have been placed in islands at the end of the rows of parking as requested. Additional mounding and plantings are proposed on Lewis Center Road to comply with the requirements of the 2014 amendment to the development plan (see “C” sheets in this submission). The church has established a deadline of August 1, 2020 to complete the mounding and landscaping along Lewis Center Road.**

*C) Parking spaces and loading areas shall be provided in accordance with Article 19.*

**Parking spaces and loading areas have been provided in accordance with Article 19 (please see our response following that section further on).**

*1406.15 Streets – All streets including private streets shall conform to specifications as set forth in the Delaware County Subdivision Regulations. Public road improvements in Planned Developments shall require the following:*

*A) All street drainage shall be enclosed;*

*B) Curbs and gutters shall be installed; and*

*C) All streets shall have a minimum pavement width of twenty-two (22) feet.*

**At this time, no new streets are included with this proposed building addition.**

*1406.16 Walkways –All walkways shall be constructed of a suitable, dust free, hard surface material. Mulch or other similar surfaces may be permitted for walking trails in areas the Zoning Commission feels are appropriate.*

**As previously mentioned, all proposed walkways are to be constructed of either concrete, asphalt, or any other approved all weather hard surface. Should the Zoning Commission feel it would be appropriate, walking trails of mulch or similar material could be provided on the property. The pathway from the building to the soccer fields has been defined through the new parking area with paint.**

*1406.17 Trees*

A) *The clearing of land shall be kept to a minimum to help preserve the existing natural conditions.*

B) *No land shall be cleared of trees more than fifteen (15) feet from the foundation of a proposed Building. An exception to this requirement shall be granted in the case of those trees that should be removed due to malformation, disease, safety hazards, or to the general benefit of surrounding trees. The foregoing shall be considered as a guideline for preservation of the natural environment.*

C) *No trees shall be cleared further than five (5) feet from curbs of a parking lot. The foregoing shall be considered as a guideline for preservation of the natural environment.*

**The areas where development is occurring are already mostly bare of trees. Minor clearing of some trees will be required for the addition of the building or the parking, but additional trees are being planted to provide screening at the loading dock drive and the new drive on the west side.**

#### *Section 1407: Prohibited Uses*

*1407.01 All Uses not specifically authorized as a permitted or conditionally permitted Use by the express terms of this Section of the Zoning Resolution are hereby prohibited.*

**Acknowledged.**

*1407.02 Outdoor Storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited. Such vehicles, if stored on the premises, shall be enclosed within a Building so as not to be visible from any adjoining property or public road.*

**Acknowledged.**

*1407.03 Except as specifically permitted by Section 1702 and Section 1707 no Mobile Home or mobile office shall be placed or occupied in this District.*

**Acknowledged.**

*1407.04 Adult Entertainment and Adult Entertainment Facilities are prohibited.*

**Acknowledged.**

#### *Section 1408: Dimensional Requirements*

*Minimum Setbacks and side and rear yard requirements will be according to the following table; shall be the highest Setback required by Zoning Districts on either side or directly across the street.*



	RR	SR	PRD/PRD-V	PCD	LI/PID	CB	PCF
Front Parking	75 feet			30 feet			
Front Driveway	75 feet	50 feet	30 feet	30 feet			
Side Parking & Drive	25 feet			6 feet			
Rear Parking & Drive	75 feet			6 feet			
Building, Front	75 feet			100 feet existing, 50 feet new roads		50 feet	
Building, Side	Note A			25 feet			
Building, Rear	Note B			25 feet			

Note A: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Side Lot Line. In no case shall the Setback be less than twenty-five (25) feet.

Note B: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Rear Lot Line. In no case shall the Setback be less than fifty (50) feet.

**We have maintained the setbacks as dictated by the existing conditions on the site. As stated in the staff comments, the existing front parking adjacent to State Route 3 is not in compliance and is not being requested to comply. All portions of the building (new and addition) are at least 82'-0" away from the right of way (at the existing drive under canopy). Additional dimensions have been placed on the site drawings showing compliance with the 25'-0" setback as well.**

*Section 1409: Application Procedure*

*In addition to any other procedures set out in this resolution, all applications for amendments to the Zoning Map to rezone lands to this District shall follow the procedures hereinafter set forth:*

*1409.01 Application - The owner or owners of Lots and lands within the township may request that the Zoning Map be amended to include such tracts in the Planned Development District in accordance with the provisions of this resolution. Ten (10) copies of the application for the proposed amendment shall be submitted to the Zoning Inspector and shall contain at a minimum the following information:*

- A) Name, address, and telephone number of applicant;*
- B) Date;*
- C) Legal description of the property;*
- D) Present Use;*
- E) Present Zoning District;*
- F) Proposed Use;*
- G) Proposed zoning District;*

H) Existing Features Plan (Site Analysis). Plans analyzing each sites special features are required for all proposed developments, as they form the basis of the design process for greenway lands, Building location, street alignments, and Lot Lines. Plans shall contain, at a minimum, the basic information contained within the Delaware County Regional Planning Commission's Geographic Information System (GIS) including:

- 1) A contour map based upon the most recent U.S. Geological Survey;
- 2) The location of severely constraining elements such as steep slopes (over 25%), wetlands, watercourses, intermittent streams and 100-year floodplain, and all Rights-of-Way and easements;
- 3) Soil boundaries as shown on the USDA Natural Resource Conservation Service maps;
- 4) The location of significant features such as woodlands, tree lines, open fields or meadows, scenic views into or from the site, watershed divides and drainage ways, existing Fences or stone walls, rock outcrops, and existing Structures, roads, tracks and trails, and sites or Buildings of historic importance; and
- 5) An aerial photograph of the site and surrounding area.

Similar data shall be made available regarding adjacent properties and existing developments in order to provide continuity of plans including streets, paths and walkways;

**Acknowledged.**

- I) A development plan for the site;
- J) A landscape plan;
- K) A plan for any signage;
- L) A Vicinity Map at a scale approved by the Zoning Commission showing property lines, streets, structures within five hundred (500) feet of the property's boundary, existing and proposed zoning, and such other items as the Zoning Commission may require;
- M) A site review conducted by Delaware County Regional Planning Commission and their comments;
- N) A traffic study, unless waived by the Zoning Commission;

**A traffic study was waived by the meeting with the Delaware County Deputy Development Engineer and Traffic Engineer.**

O) A list of all property owners, as appearing on the county auditor's current tax list within five hundred (500) feet of, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned, and others that may have a substantial interest in the case. For each of the property owners the applicant shall provide two sets of pre-addressed, stamped letter-size envelopes with postage sufficient to send a notice via first class mail; and

P) A fee as established by the Township Trustees.

**All of the above requirements (A to O) are acknowledged and included with this submission.**

1409.02 Development Plan – Ten (10) copies of the development plan shall be submitted with the application which plan shall include in the text and map form:

- A) The proposed size and location of the Planned Community Facilities District (PCF);

*B) The general development character of the tract including the limitations or controls to be placed on residential and related Uses, with probable Lot sizes, minimum setback requirements and other development features including Landscaping;*

*C) Architectural design criteria for all Structures and criteria for proposed Signs with proposed control procedures;*

*D) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness;*

*E) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise;*

*F) A traffic study examining the impact of the development on the existing infrastructure, modifications required to handle the increased traffic and the mechanism proposed to complete the necessary improvements;*

*G) The relationship of the proposed development to existing and probable Uses of surrounding areas during the development timetable;*

*H) Location of schools, parks, and other facility sites, if any;*

*I) The proposed time schedule for development of the site including streets, Buildings, utilities, and other facilities;*

*J) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textural form in a manner calculated to give township officials definitive guidelines for approval of future phases; and*

*K) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.*

*L) Specific statements of Divergence shall be requested "per plan"; if any deviation from the development standards in Sections 1403 and 1406 or existing county regulations or standards are desired, an applicant making such a request shall specifically and separately list each requested Divergence and submit written development text justifying each deviation from any requirements of this Resolution and demonstrating how each Divergence will advance public interests and the General Purposes of this Zoning Resolution, by promoting one or more of the following purposes:*

*1) The conservation and protection of the natural resources, scenic areas, wildlife habitat and the historical and unique natural features of the land;*

*2) The health, safety, morals, and general welfare of the present and future inhabitants of Genoa Township;*

*3) The quality of life within Genoa Township through the protection of the total environment, the prevention of nuisances and hazards, and the provision of adequate light, air, and convenient access to property;*

*4) The assurance of the compatibility of land uses which are either adjacent or in proximity to each other;*

*5) The orderly development of all lands within the Township to its appropriate use; and*

*6) The most appropriate use of land to facilitate and provide adequate public and private improvements.*

*Unless a deviation from development standards is specifically approved as a Divergence, the same shall be complied with.*

**The only requested divergence is for an increase in the allowable height to 35'-0" for the new worship center building where the roof has a pitch less than 6/12. This is the minimum height that can effectively work for a dedicated worship space of this**

size. This dedicated worship space will allow Genoa Baptist Church and Genoa Christian Academy to continue to grow and serve the Genoa Township community with improved church and school amenities and services, which we believe will help develop the moral and general welfare of the present and future inhabitants of Genoa Township, as stated in Section 1409.02.L.2. In addition, since this requested divergence is necessary to enable the larger, dedicated worship space, we also believe that it will promote the most appropriate use of this land to provide improvements for the residents of Genoa Township as stated in Section 1409.02.L.6. Because of the additional services that the church provides to the community (voting, concerts, etc.) the new facility would further enhance the general welfare of the residents of Genoa Township. This new facility would also allow the church to offer more opportunities to host community events such as graduation ceremonies, community and leadership training events, and available for times when the community is in need (disaster relief, etc.).

*1409.03 Administrative Review - All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Inspector or designated technical advisors for administrative review to ensure substantial compliance with the development plan as approved.*

#### *Section 1410: Action by Zoning Commission*

*The Zoning Commission shall hold a public hearing on the Proposed Amendment as provided by Article 26 of this Resolution. Such public hearing shall consider all aspects of the Proposed Amendment including the Final Development Plan as well as any proposed stages and/or units of development. The Zoning Commission shall within thirty (30) days after the final public hearing on such plan recommend the approval or denial of the proposed amendment, or the approval of some modification thereof and submit such recommendation together with such application or resolution, the text and map pertaining thereto and the recommendation of the Delaware County Regional Planning Commission thereon to the Township Trustees.*

#### *Section 1411: Final Development Plan General Requirements*

*The Final Development Plan submitted shall support the following requirements:*

*1411.01 The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances, or inconveniences.*

#### **Acknowledged.**

*1411.02 Any Divergence from the Zoning Resolution requirements is warranted per plan by the design and amenities incorporated in the development plan and each requested Divergence shall specifically and separately be listed in the Final Development Text in accordance with Section 1413.*

**We have revised the divergence request to only include a 35-foot building height for the main building addition where the roof has a pitch less than 6/12. We are still requesting a divergence for the lower slope worship building but instead of 40'-0", we are requesting a 35'-0" divergence to the top of the parapet. Our original proposal in the beginning had a 39'-0" parapet, but we have lowered it to only 35'-0". Because of the additional services that the church provides to the community (voting, concerts, etc.) the size of the facility requires the additional height in order to function properly. After having done additional analysis and speaking with an audio/video/lighting consultant for the project, the requested height is considered minimal in order to provide proper visibility for the events in the worship space. This new facility would also allow the church to offer more opportunities to host community events such as graduation ceremonies, community and leadership training events, and available for times when the community is in need (disaster relief, etc.).**

*1411.03 Land surrounding the proposed development can be planned in coordination with the proposed development and that it be compatible in Use.*

**Acknowledged.**

*1411.04 The proposed change to a Planned Development District is in conformance with the standards, objectives, and policies of the Genoa Township Comprehensive Plan.*

**Acknowledged.**

*1411.05 The site must have direct access to a major street without creating traffic on minor residential streets outside the District.*

**Acknowledged. Current site is compliant.**

*1411.06 Existing and proposed utility services are adequate for the proposed development.*

**Acknowledged. Current site is compliant.**

*1411.07 Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and suitable environment.*

**Acknowledged. Current site is compliant.**

*1411.08 The proposed Planned Development including all proposed parking spaces, and landscape areas and utilities can be substantially developed, and all construction for public benefit has been approved by the Delaware County Engineer, within three (3) years of the establishment of the Planned Development District unless a different time schedule is set forth in the approved development plan.*

**Acknowledged.**

*1411.09 The developer either possesses or has access to sufficient funds for the initiation and completion of the project as described in the Final Development Plan.*

**Section 1412: Action by the Township Trustees**

*The Township Trustees shall hold a public hearing on the Final Development Plan as provided by Article 26 of this Resolution. If the application is granted, the area of land involved shall be re-designated as a Planned Development District by resolution, and such resolution shall incorporate the Final Development Plan, including any condition or restriction or safeguard that may be imposed by the Township Trustees. Violations of such conditions, restrictions, or safeguards when made a part of the terms under which the Final Development Plan is approved, shall be deemed a violation of this Resolution and subject to the provisions of Section 116 of this Resolution.*

**Section 1413: Divergence Review and Conflicts with Other Sections**

*Because of the special characteristics of Planned Developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Article and those of the other Sections of this Resolution, the provisions of this Article shall prevail. Subjects not covered by this Section shall be governed by the respective provisions found elsewhere in this Resolution. Unless formal variation from development standards is specifically approved as a Divergence, the same shall be complied with. Formal consideration must be requested by an applicant seeking approval of a Divergence to any development standards or requirements in this Zoning Resolution and no Divergence will be approved unless the provisions of this subsection are met in accordance with the terms set forth below.*

*1413.01 The Genoa Township Zoning Commission and the Township Trustees may consider Divergences requested at the time of the filing of a development plan application, which is determined in compliance with all other general development standards listed in the zoning district where the proposed development will be occurring. The applicant shall provide written development text in accordance with Sections 1409.02 (L).*

1413.02 Divergences may be granted “per plan” during a public hearing conducted by either the Genoa Township Zoning Commission, or the Township Trustees conducting a formal review of a development plan. The Township has discretion to determine whether requested Divergences are warranted based on the applicant’s particular case. When acting on a requested Divergence, the Zoning Commission and Township Trustees may approve a Divergence, provided they determine that the benefits, improved arrangement and the design of the proposed development justify the deviation from any requirements of this Resolution and that the proposed Divergence is consistent with the purpose and intent of this Resolution.

*Section 1414: Subdivision Plat and Subdivision Regulations*

1414.01 The uniqueness of each proposal for a Planned Development may require that there be modification from the specifications established in the Subdivision Regulations of Delaware County, Ohio. Modifications may be incorporated into the plan by the developer only after the review of the Delaware County Regional Planning Commission and the County Engineer for consideration by the Zoning Commission and the Township Trustees.

1414.02 No Certificate of Zoning Compliance shall be issued for any Structure in any portion of a Planned Development for which a plat is required by the Delaware County Subdivision Regulations unless and until:

- A) The final subdivision plat for that portion has been approved by the Delaware County Regional Planning Commission, Delaware County Commissioners and recorded.
- B) A full size and an 11" x 17" copy have been filed with the Zoning Inspector. No modification of the provisions of the Final Development Plan, or part thereof, as finally approved and recorded shall be made unless the provisions of Section 1416 are followed.

**Acknowledged. Submission is compliant.**

*Section 1415: Certificate of Zoning Compliance*

After the Final Development Plan is recorded the Zoning Inspector may issue a Certificate of Zoning Compliance upon payment of the required fees and submission of the detailed Landscaping plan for each platted Lot. The Certificate of Zoning Compliance for a Planned Development shall be for a period not to exceed three (3) years or that period approved in the Final Development Plan. If no construction has begun within three (3) years after approval is granted the Final Development Plan approval shall be void.

*Section 1416: Extension or Modification of Final Development Plan*

1416.01 An extension of the time limit for the approved Final Development Plan may be granted by the Township Trustees without public hearing provided the Township Trustees find that such extension is not in conflict with public interest.

1416.02 A request for minor changes to the Final Development Plan may be approved by the Zoning Commission without being subject to the same procedures as the original application. A resolution to accept changes, which may include additional conditions, shall be required.

1416.03 In the case of a request for a modification or amendment to the Final Development Plan that represents a substantial departure from the intent of the original proposal, said modification or amendment shall be subject to the same procedure and conditions of approval as the original application. The following shall be considered substantial departures from the original application:

- A) A change in the Use or character of the development;
- B) An increase in overall coverage of Structures;
- C) An increase in the Density;

D) An increase in the problems of traffic circulation and public utilities;

E) A reduction in approved Open Space;

F) A reduction of Off-Street parking and loading space;

G) A reduction in required pavement widths; or

H) A reduction of the acreage in the Planned Development.

#### Section 1417: Enforcement

1417.01 The Zoning Inspector shall review, at least once every six (6) months, all Zoning Permits issued and all construction that has taken place within the development area.

1417.02 If the Zoning Inspector shall find that the ratio of construction of residential units, non-residential Structures, Open Space and/or recreational facilities substantially differs from the approved phasing program, he shall follow the procedures of Section 116.02 in order to suspend further construction until compliance is achieved.

1417.03 If the Zoning Inspector shall find that the developer of a Planned Development has failed to meet the approved development schedule, he shall forward this information to the Township Trustees.

#### Genoa Township – Article 17 SPECIAL AND MISCELLANEOUS USES

##### Section 1706: Churches

The following standards shall apply to the development and construction of churches and their Accessory Uses within Genoa Township:

1706.01 The minimum lot area shall be three (3) acres and the minimum Lot Width shall be three hundred (300) feet.

**The total acreage is 87.8 acres. With the exception of a portion of the property that reaches out to Worthington Galena Road (250 ft.), the minimum width of the lot across is over 800 feet.**

1706.02 The lot area shall be adequate to accommodate the required Off Street Parking Space requirements of the church in accordance with Article 19. In no event shall parking be permitted on adjacent streets or within a street Right-of-Way.

**None of the parking for the church is located on any adjacent streets or within the right-of-way areas.**

1706.03 The church Building shall be set back from any adjacent residential property line a distance equal to or greater than the height of the Structure exclusive of the steeple or spire or the Setbacks determined according to Section 1706, whichever is larger.

**The existing building as well as the proposed addition is a minimum of 82'-0" from any property line and the proposed height of the building is a maximum of 41'-0" to the peak of the new proposed main entry to the addition.**

1706.04 The church lot shall be accessible to a major arterial street in a manner that does not require the passage of traffic through local residential streets.

**In a previous amendment application, access to an additional arterial street was denied when it was proposed to create an access point off of Route 3 via a new subdivision street crossing over the church property from Worthington Galena Road to Route 3.**

1706.05 Accessory living quarters may be provided on the church lot as a Conditional Use subject to location, Density, and additional lot area requirements approved by the Board of Zoning Appeals, except in a Planned Community Facilities District where such facilities are permitted without Conditional Use approval.

1706.06 Accessory recreational uses may be provided on the church lot as a Conditional Use subject to approval by the Board of Zoning Appeals, except in a Planned Community Facilities District where such facilities are permitted without Conditional Use approval, provided that other applicable standards contained in Section 1711 and in other sections of the Resolution are met.

1706.07 Minimum Setbacks and side and rear yard requirements will be according to the following table; shall be the highest Setback required by Zoning Districts on either side or directly across the street.

	RR	SR	PRD/PRD-V	PCD	LI/PID	CB	PCF
Front Parking	75 feet			30 feet			
Front Driveway	75 feet	50 feet	30 feet 30 feet	30 feet			
Side Parking & Drive	25 feet			6 feet			
Rear Parking & Drive	75 feet			6 feet			
Building, Front	75 feet			100 feet existing, 50 feet new roads	50 feet		
Building, Side	Note A			25 feet			
Building, Rear	Note B			25 feet			

Note A: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Side Lot Line. In no case shall the Setback be less than twenty-five (25) feet.

Note B: Setback equals one-fourth (1/4) of the sum of the height of the Structure plus the length of the wall most nearly parallel to the Rear Lot Line. In no case shall the Setback be less than fifty (50) feet.

**Front setback is in line with current parking lot limits. Staff comments recommend that the edge of proposed parking be allowed to align with limits of current parking. Building is setback a minimum of 82.**

1706.08 Lighting – All lighting shall be in compliance with Article 21.

**Please see additional responses to Article 21 following.**

1706.09 Temporary Signs – All signage shall comply with Article 18.

**Temporary construction signage is shall be submitted for compliance prior to installation. Please see additional sheets for sign details and placement.**

1706.10 Required Parking Plan – All parking shall comply with Article 19.

**Acknowledged.**

1706.11 Accessory private school Buildings associated with a church may be located on a church lot subject to a Conditional Use approval being granted by the Board of Zoning Appeals, except in a Planned Community Facilities District where such schools are permitted without Conditional Use approval, provided that said institution occupies not less than twenty (20) acres and adequate parking areas for faculty, staff, and students in accordance with Article 19. A site plan shall be prepared and submitted for consideration and shall provide screening adjacent to residential areas.



**Acknowledged. The church has reached out to the neighboring residents to make sure that the site is in compliance with additional mounding and screening (see "C" sheets. A deadline of August 1, 2020 has been established to complete the mounding and landscaping along Lewis Center Road. A deadline of October 1, 2019 has been proposed for the completion of any necessary revisions, alterations, or changes to the site lighting for the purposes of compliance, abating nuisances, or addressing safety concerns. This application is including all of the previously not completed items from the 2014 zoning approval (ZC 2014-05) and it is understood that all items will be completed within this single-phase project. There will not be a phased approach to complete the project.**

Genoa Township –Article 18 SIGN STANDARDS

*Section 1801: Intent and Purpose*

*1801.01 Signs obstruct views, may distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. In addition to causing distractions and obstructions that may contribute to traffic and pedestrian accidents, Signs are as much subject to control as noise, odors, debris and like characteristics of a use that, if not controlled and regulated, may become a Nuisance to adjacent properties or the community in general.*

*1801.02 The intent and purpose of this Article is to regulate the size, color, illumination, movement, materials, location, height and condition of all Signs for exterior observation and to balance the protection of public health, safety, general welfare, and morals of Genoa Township with the need to adequately identify, communicate, and advertise via Signs, by:*

- A) preserving the noncommercial character of residential neighborhoods;*
- B) providing reasonable, yet appropriate, conditions for identifying businesses and services rendered in commercial districts;*
- C) reducing traffic and pedestrian hazards by restricting Signs, including Signs with lights and/or motion, which may exceed the viewers' capacity to receive information or which increase the probability of accidents created by distracting attention or obstructing vision;*
- D) promoting expeditious and safe navigation and wayfinding for pedestrian and vehicular traffic through legible and appropriate Signs;*
- E) preserving order, attractiveness, and cleanliness; maintaining open spaces, avoiding the appearance of clutter, and preventing Nuisances and invitations to vandalism;*
- F) requiring Signs be constructed and maintained in a structurally sound and attractive condition;*
- G) maintaining property values and ensuring compatibility with surrounding landscape and architecture including, but not limited to, areas of historical significance;*
- H) encouraging aesthetic quality in the design, location, and size of all Signs; and*
- I) protecting and encouraging a more attractive economic, business, and overall physical appearance of the community.*

*1801.03 This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this article which can be given effect without the invalid provision.*

*1801.04 Genoa Township does not have jurisdiction to regulate Signs on property of the United States Government, the State of Ohio, Delaware County, or those Signs erected pursuant to, and in furtherance of, a governmental function thereof.*

*Section 1802: General Provisions and Safety Requirements*

*1802.01 Scope and Applicability.*

*A) The requirements of this Article apply to all Signs, Sign Structures, Awnings, and other types of Sign devices located with Genoa Township, as defined within this Resolution, except as may be exempted or otherwise specified.*

*B) All Government Signs are hereby exempted from the restrictions of this Article and need not comply with any restriction contained hereinafter. The inclusion of "government" in describing some Signs does not intend to subject any of the aforementioned entities to regulation but, instead, is intended to help clarify the type of Sign that falls within the immunities of government from regulation.*

*1802.02 No Zoning Permit shall be issued for an existing or proposed Sign requiring such permit pursuant to this Zoning Resolution unless said Sign is found to be consistent with the requirements of this Resolution as well as with any Legal Approval applicable to said Sign.*

*A) Content of the message displayed on the Sign, whether it be Commercial Speech or NonCommercial Speech, shall not be reviewed or considered in determining whether to approve or deny a Zoning Permit for a Sign, unless said speech is found to be Illicit.*

*B) Any conflicting or more restrictive Sign provision located within any Legal Approval granted prior to adoption of this Article shall supersede this Article unless said provision is found to be illegal or content-based, in which case this Article shall prevail.*

*C) Modifications or alterations to a Sign with pre-existing Legal Approval may require new or amended Legal Approval as established within, and in accordance with, this Zoning Resolution.*

**Acknowledged Sections 1801.01 – 1802.02.**

*1802.03 Measurement.*

*A) With regards to any existing or proposed Sign, the Zoning Inspector shall be authorized to determine each of the following:*

- 1) The type of Sign (including the type of Temporary Sign) within the definitions contained within this Resolution; or*
- 2) Whether a Sign Structure has a communicative element to it and is therefore part of the Sign Area; or*
- 3) The Height, Width, or other measurable characteristics of a Sign or component thereof; and*
- 4) Whether a Sign is Abandoned or Deteriorated as defined herein.*

*B) For Signs with Internal Illumination, the entire lighted surface shall be considered part of the Sign Area.*

**Acknowledged. Current sign design is compliant.**

*C) For spherical Sign Structures or portion(s) thereof, the sphere shall be dissected by an imaginary line through the center of the sphere and the surface area of the half sphere shall be counted as the Sign Face. The Zoning Inspector shall have discretion to use similar methods.*

*D) For cubical Sign Structures or portion(s) thereof, the area of all display faces (all faces not parallel to the ground) shall be included in determining the Sign Area. The Zoning Inspector shall have discretion to use similar methods.*

*E) The Zoning Inspector shall have discretion to use a similar method of calculation identified in Sections 1803.02.C and 1803.02.D for Sign Structures that are not flat but have non-cubical or non-spherical shapes.*

*F) Where a Sign has two (2) or more display faces, the area of all faces of the Sign shall be included in determining the Sign Area unless:*

*1) Two (2) display faces join back-to-back, parallel to each other, and are not more than twenty-four (24) inches apart; or*

*2) Such faces meet and form a V-angle of less than forty-five (45) degrees.*

**Acknowledged. Temporary construction sign is two sided in a “V” configuration that meets these criteria. A deadline of January 1, 2021 has been proposed for when the large temporary sign will be removed from the site.**

*1802.04 Prior to occupancy, each Building within Genoa Township shall be identified with street address numbers in Arabic numeral form.*

*A) Residential Buildings shall be identified with reflective address numbers, not less than three (3) inches in height, posted on both sides of the mailbox for that Building. Address numbers may also be posted on the principal residential Structure. For residences located on a Common Access Drive, address numbers shall be located at the split of the drive and also at the street. Common Wall Single-Family Attached Units and Residential Buildings whose mailboxes are located on the opposite side of the street shall place the address on the fronts of the Building facing the street to show unit numbers contained within that Building. These addresses shall also be required on the mailbox(es).*

*B) Non-Residential Buildings shall be identified with street numbers not less than six (6) inches in height, which shall be posted on the Structure no more than three (3) feet from the main entrance. Large Buildings containing multiple units shall place the address on the fronts of the Building facing the street to show unit numbers contained within that Building. These addresses will also be located on the mailbox(es).*

*1802.05 All Signs erected or located within Genoa Township shall be in conformance with the following requirements unless otherwise exempted and/or regulated by this Resolution:*

*A) Sign Structures, and any Sign affixed to a Sign Structure, shall not be erected within, nor project into, any public Right-of-Way unless otherwise specified within this Article or authorized by the entity owning said Right-of-Way. Written proof of such authorization shall be required at the time of permit application.*

*B) Signs shall not be erected on, or project over, any public property unless otherwise authorized by the public entity owning said property. Written proof of such authorization shall be required at the time of permit application.*

*C) Signs shall not prevent free ingress to or free egress from any door, window, or fire escape.*

*D) Signs shall not obstruct free and clear visibility at any intersection.*

*E) Signs shall not be located or designed so as to interfere with, obstruct the view of any authorized traffic control Sign, signal, or device.*

*F) No Sign shall be designed so as to mimic, or cause a reasonable person to confuse said Sign, with, a Government Sign or any public safety, warning, or notice Sign or device.*

*G) Illumination.*

*1) External Illumination. External Illumination of a Sign shall be permitted by a white, steady, stationary light of reasonable intensity directed solely at the Sign and/or otherwise prevented from beaming directly onto*

*adjacent properties or Right-of-Ways. Light fixtures shall be screened from view by site grading or evergreen shrubs. No exposed light sources are permitted.*

*2) Internal Illumination. Internal Illumination of a Sign shall be permitted by white interior light of reasonable intensity with primary and secondary images lit or silhouetted on an opaque background. No additional background lighting or illuminated borders shall be permitted. This standard shall not apply to Electronic Message Center (EMC) Signs or Changeable Copy signs, where permitted.*

**Acknowledged. Current sign design is compliant.**

*3) The level of illumination emitted or reflected from a Sign shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular or pedestrian traffic on any Right-of-Way, Lot, easement, or parking lot from which the Sign may be viewed.*

*3) No Sign shall make use of rotating, fluctuating, blinking, flashing, or intermittent lights. All lighting, indirect or internal, shall consist of constant illumination which is uniform in intensity.*

*4) All lighting shall be properly directed and shielded so as to not create a Nuisance to surrounding properties or Right-of-Ways because of glare.*

**Acknowledged.**

*5) Illumination of Signs via band or strip lighting shall be prohibited.*

*6) Illumination shall not exceed one (1) Foot-candle at any Lot Line located immediately adjacent to a Planned Residential or Residential Zoning District.*

*7) No Sign within a Planned Residential or Residential Zoning District, or within one-hundred and fifty (150) feet of a Residential Zoning District, shall be illuminated between the hours of 12:00 a.m. midnight and 6:00 a.m.*

**The new proposed monumental sign is within 150 feet of residential properties and as such, the sign is proposed to be externally illuminated by ground mounted lights which will be on a separate circuit controlled by a timer and will not be illuminated at least between the hours of 12:00 am midnight to 6:00 am as required. The sign is using the same materials as have been used in other areas of surrounding communities (Heritage Christian Church in Westerville is one example) and does not take away from the character of the Genoa Township. Most properties have a monument sign placed at their main drive to indicate where people are to enter. It has been observed on occasions that the drive is hard to see if someone is not familiar with the property, so the sign will be helpful in directing people to the proper entrance either day or night.**

*H) Signs shall not be posted, Attached, or otherwise applied to; trees, vegetation, rocks, traffic control Signs, bus shelters, utility poles, benches, street lights, trash receptacles, newspaper vending machines or boxes, or any other unapproved supporting Structure, unless otherwise permitted by this Resolution.*

*I) Signs shall not be erected or located upon any property or Building without the consent of the owner(s) or an authorized representative. Written proof of such authorization shall be required at the time of application for Signs requiring a Zoning Permit.*

*J) All Signs shall be placed so that at least six (6) feet of sidewalk, walkway, bikeway, pathway, or trail width clearance is provided and maintained at all times to allow for safe and convenient movement of pedestrians and bicyclists. No Signs shall be placed within a sidewalk, walkway, bikeway, pathway, or trail improvement less than six (6) feet wide.*

*K) The maximum permitted Sign Height of a Sign shall be eight (8) feet unless otherwise regulated or exempted by this Article.*

**Maximum height of temporary sign is 6'-0" and monument sign is 8'-0"**

*L) No Sign shall extend or project above or beyond the roof line of a Building, Awning, Canopy, or Marquee.*

*M) The minimum vertical clearance for all Building Mounted Signs shall be ten (10) feet, measured from the bottom of the Sign Structure to the finished grade immediately below the Sign. Such Signs erected over an area inaccessible to pedestrians or vehicles shall have no minimum vertical clearance requirement.*

*N) The maximum projection distance from a Building for any Building Mounted Sign shall be four (4) feet.*

*O) Signs shall not contain movement, the appearance of optical illusion or movement, or varying light intensity.*

**Acknowledged Section 1805.05, items A - O. Current sign design and placement being submitted for approval in our understanding is compliant.**

*1802.06 All Signs shall be designed, constructed, and maintained in accordance with the following standards:*

*A) Any and all applicable building, electrical, or other such third-party permits shall be obtained from Delaware County or any other public agency having authority prior to erection of a Sign.*

*B) All Signs shall be maintained in good structural condition and in compliance with this Resolution as well as any and all applicable building codes, electrical codes, or other such codes, standards, or resolutions adopted by a legitimate public entity.*

*C) All Signs shall be maintained in good physical condition with no chipped, peeling, or fading faces or structures and no loose or missing material or lettering. Metal surfaces shall be maintained free of rust. All Signs shall be maintained free of Deterioration, decomposition, and/or decay.*

*D) Maintenance of Signs and associated landscaping shall be assumed to be the responsibility of the owner of the property or Building where the Sign is located unless a legally executed easement, covenant, maintenance agreement, contract or other such document stating otherwise is provided to the township as evidence proving otherwise.*

*1802.07 The standards, restrictions, provisions, or requirements of any legitimate and recognized public government entity, agency, law, act, or order, having jurisdiction, such as, but not limited to, the Americans with Disabilities Act (ADA), shall supersede any conflicting standards, restrictions, provisions, or requirements within this Zoning Resolution. Approval of a Zoning Permit for a Sign by Genoa Township shall not constitute verification of compliance with the Americans with Disabilities Act (ADA) or any other standard, restriction, provision, or requirement of any non-Township entity, agency, law, act, or order.*

*1802.08 Refacing or repainting of any existing Sign, whether it be a legal Nonconforming Sign or erected under an approved Zoning Permit, shall be permitted without obtaining a Zoning Permit so long as said Sign has no open or pending zoning violations and is one-hundred (100%) consistent with the existing Sign that is being replaced in regards to; Sign Area, Sign Structure, Sign Height, type, location, spacing, number, dimensions, Setbacks, vertical clearance, projection distance, illumination, and brightness. Such Signs will still be required to comply with all other applicable provisions or standards of this Zoning Resolution. The Zoning Inspector shall have discretion to determine whether or not the refacing or repainting of a Sign complies with the spirit and intent of this sub-section.*

*1802.09 Any Refacing of a Sign that requires the modification, alteration, or expansion of the aforementioned shall not be eligible for Zoning Permit exemption and shall be required to comply with all applicable standards of this Resolution. Such a Sign must be brought into compliance with all provisions of this Resolution within thirty (30) days.*

Section 1803: Authorized Signs for All Zoning Districts

1803.01 The following Signs are authorized in every zoning District without a Zoning Permit, unless otherwise restricted or prohibited by the Table of Permitted Sign Types by Zoning District:

- A) Government Signs in accordance with Section 1802.01.B of this Article.
- B) Any Sign required to be posted by the Federal government, the State of Ohio, Delaware County, Genoa Township, or sub-entity thereof.
- C) Traffic control devices on private or public property erected and maintained to comply with the Manual on Uniform Traffic Control Devices (MUTCD) adopted by the Federal Highway Administration (FHA).
- D) Any non-Temporary Sign permitted by the Table of Permitted Sign Types by Zoning District whose Sign Area equals eight (8) square feet or less and whose Sign Height measures four (4) feet or less.
- E) Any Sign permitted by the Table of Permitted Sign Types by Zoning District whose Sign Area is sixty (60) square feet or less in size, is set back one-hundred (100) feet or more from any Lot Line, and is not intended to be visible from any immediately adjacent Right-of-Way.
- F) Address Signs subject to the size and location restrictions contained in this Article.

**Acknowledged. Proposed new entry sign for the church is to comply (see attached).**

G) Awning Signs.

H) Billboard Signs Not applicable

- 1) Minimum Acreage required: One (1) acre.
- 2) Maximum Number permitted: One (1) per Lot or Tract.
  - a) No Billboard Sign shall be located within two-thousand six-hundred and forty (2,640) feet in any direction of any other existing or proposed Billboard Sign.
  - b) No Billboard Sign shall be permitted on any Lot or Tract which already contains a Sign.
  - c) No other Sign shall be permitted on any Lot or Tract containing a Billboard Sign.
- 3) Maximum Sign Area permitted:
  - a) Non-Residential Zoning Districts: Three-hundred (300) square feet.
  - b) Planned Residential and Residential Zoning Districts: Sixty-four (64) square feet.
  - c) No Billboard Sign shall have more than two (2) sides or surfaces and the display area of any one (1) side or surface shall not exceed one-half of the total display area permitted.
  - d) The length of a Billboard Sign shall not be in excess of four (4) times the height of the Sign Area.
- 4) Maximum Sign Height permitted:
  - a) Non-Residential Zoning Districts: Thirty-five (35) feet.
  - b) Planned Residential and Residential Zoning Districts: Fifteen (15) feet.

5) *Minimum Setbacks:*

a) *Seventy-five (75) feet from any right-of-way or Lot Line adjacent, in part or in whole, to a Non-Residential Zoning District.*

b) *One-hundred (100) feet from Lot Lines which are immediately adjacent, in part or in whole, to a Planned Residential or Residential Zoning District.*

c) *One-thousand (1,000) feet from any Residential Dwelling.*

6) *Illumination permitted: External Illumination in accordance with Section 1802.05.G. No direct ray of light shall extend above or beyond the face of the Sign.*

7) *No Billboard, or portion thereof, shall consist of an Electronic Message Center (EMC) Sign or an Animation or Video Display Sign.*

I) *Bulletin Boards of twelve (12) square feet or less. Not applicable.*

J) *Flags. Sign Height restrictions within this Article shall not apply to Flags. Flags may encroach into a public Right-of-Way so long as:*

1) *The Flag's supporting Structure does not encroach into the public Right-of-Way pursuant to Section 1802.05.A; and*

2) *The minimum vertical clearance of the bottom of the Flag over the public Right-of-Way is at least ten (10) feet.*

K) *Human Signs.*

L) *Integral Ground Signs.*

M) *Landscape Signs.*

N) *Light Pole Signs.*

O) *Monuments, sculptures, and other similar forms of public or private artwork.*

P) *Sidewalk Signs;*

1) *Any such Sign shall not exceed ten (10) square feet in area per side.*

2) *Any such Sign shall not exceed four (4) feet in total height, including the Sign Structure.*

3) *Location:*

a) *Any such Signs shall only be placed within two (2) feet of a sidewalk, walkway, bikeway, trail, or other similar non-motorized pedestrian way.*

b) *Any such Signs shall be located no closer than two (2) feet to any public or private street Right-of-Way.*

Q) *Temporary Signs.*

1) *Temporary Signs, Large.*

- a) *Such Signs shall not require a permit so long as they are erected for no more than seventy-two (72) consecutive hours in a thirty (30) day period.*
- b) *Such Signs shall still be required to comply with the standards established in Section 1803.01.Q3) below.*

2) *Temporary Signs, Small.*

- a) *The maximum number permitted on a Lot shall be as follows:*
  - i) *Non-Residential Zoning Districts: One (1) per Lot plus one (1) per every two hundred (200) feet of Lot Frontage on a public or private street.*
  - ii) *Planned Residential and Residential Zoning Districts: One (1) per Tract plus one (1) per every one-hundred and fifty (150) feet of frontage on a public or private street.*
  - iii) *Small Temporary Signs located seventy-five (75) or more away from a Right-of-Way, regardless of zoning district, shall not count towards the aforementioned maximums.*
- b) *Such Sign shall have no minimum spacing requirements.*
- c) *Such Sign shall be placed no closer than two (2) feet to any property line or street Right-of-Way.*
- d) *Such Signs shall be permitted to be erected without a Zoning Permit for no more than ninety (90) consecutive days. Small Temporary Signs erected for more than ninety (90) consecutive days shall require a permit and be subject to the restrictions set forth under Section 1803.01.Q3) below.*

3) *All Temporary Signs which are not exempt from permit, as identified above, shall adhere to the following:*

- a) *Maximum number permitted: One (1) per Lot or Tract.*
  - i) *Small Temporary Signs not requiring a permit pursuant to Section 1803.01.Q shall not count towards this requirement.*
  - ii) *Temporary Signs that are erected in lieu of a permitted Sign that is being repaired or replaced shall not count towards this requirement so long as said Sign is erected in the exact same location and is equal to or smaller than the Sign it is temporarily replacing.*
- b) *Maximum Sign Area permitted per Lot or Tract:*
  - i) *Non-Residential Zoning Districts: Sixty (60) square feet.*
  - ii) *Planned Residential and Residential Zoning Districts: Thirty (30) square feet.*
  - iii) *Temporary Signs erected in lieu of a permitted Sign that is being repaired or replaced, for a period less than ninety (90) consecutive days, shall be permitted to be as large as the Sign it is temporarily replacing so long as it is erected in the exact same location as the Sign being repaired or replaced.*
- c) *Maximum Sign Height permitted: Six (6) feet.*
- d) *Minimum Setbacks: Ten (10) feet from any Right-of-Way or Lot Line.*
- e) *Illumination permitted: External Illumination in accordance with Section 1802.05.G.*



*f) Zoning Permits for such Signs erected longer than ninety (90) consecutive days shall be renewed by the applicant of record for the Sign, or his/her designee, once a year. For the purposes of this provision, a year shall be measured from the date the original Zoning Permit was issued.*

*R) Vehicle Signs and other Signs and/or graphics which are printed, wrapped, painted or otherwise permanently or semi-permanently adhered or incidental to machinery, computers, pumps, and/or other similar pieces of equipment.*

*S) Window Signs located on the interior side of said window.*

*T) Any Sign located inside a Building or a Structure.*

*U) Signs specifically related to the practice of Agriculture, Agritourism, or the operation of a Farm Market pursuant to ORC 512.21, as may be amended.*

*V) Any existing Sign, whether it be a legal Nonconforming Use or erected under an approved Zoning Permit, that has no open or pending zoning violations may be replaced with a new Sign, regardless of content, without having to obtain a new Zoning Permit so long as the new Sign is one-hundred percent (100%) consistent with the existing Sign that is being replaced in regards to type, location, spacing, number, Sign Area, dimensions, Sign Height, setbacks, vertical clearance, projection distance, illumination, and brightness. Such Signs will still be required to comply with all other applicable provisions or standards of this Zoning Resolution. Any replacement Sign which requires the modification, alteration, or expansion of the structure(s) or components supporting the Sign shall not be eligible for Zoning Permit exemption and shall be required to obtain a Zoning Permit and comply with all applicable standards of this Zoning Resolution. The Zoning Inspector shall have discretion to determine whether or not the replacement of a Sign complies with the spirit and intent of this sub-section.*

**Acknowledged. Proposed signage for the project, both temporary and permanent, shall meet the applicable regulations. A deadline of January 1, 2021 has been proposed for when the large temporary sign will be removed from the site.**

*1803.02 Any Sign permitted by the Table of Permitted Sign Types by Zoning District but not specifically identified as being exempt from obtaining a Zoning Permit in Section 1803.01 above, shall require a Zoning Permit be obtained prior to installation unless otherwise specified herein.*

**Acknowledged. Proposed drive entry sign is being submitted with this application (see attached sheets).**

#### *Section 1804: Non-Residential Zoning District Regulations*

*1804.01 The following restrictions shall apply to all Lots and Tracts within a Non-Residential Zoning District.*

*1804.02 Explanation and Rationale. The purpose of these Non-Residential Zoning District Regulations is to allow for commercial character of non-residential neighborhoods in accordance with Section 1801 of this Article. As such, the regulation of Sign types, sizes, colors, illumination, movements, materials, location, height, and other non-content related matters related to Signs on Lots or Tracts located within Non-Residential Zoning Districts will be different than those established for Signs located on Lots within Planned Residential or Residential or Zoning Districts.*

*1804.03 Authorized Signs and Prohibited Signs. Signs within Non-Residential Zoning Districts shall be authorized or prohibited in accordance with the Table of Permitted Sign Types by Zoning District and Sections 1802 and 1808 of this Article.*

*1804.04 Base Restrictions on Signage. The amount of signage permitted shall be determined by the amount of Frontage of each Lot or Tract.*

Frontage	Max. # of Signs	Sign Structure			Max. Message Area	Max. Chngbl. Copy/EMC Area <sup>2</sup>
		Total Permitted Size (sq. ft.)	Max. Height	Max. Width		
≤ 99.99 feet	One (1) Building Mounted One (1) Freestanding <sup>1</sup>	n/a	Eight (8) feet	n/a	Building Mounted = One-quarter (0.25) of a square foot per one (1) linear foot of Lot or Tract frontage (cumulative)  Freestanding = Twenty-five (25) square feet per side	Fifty percent (50%) of the Max Message Area or fifty (50) square feet, whichever is smaller
100 – 299.99 feet	Two (2) Building Mounted One (1) Freestanding <sup>1</sup>					
≥ 300	Two (2) Building Mounted, Two (2) Freestanding <sup>1</sup>					

<sup>1</sup> See Section 1803.01.H for Billboard Sign regulations.  
<sup>2</sup> See Section 1804.10 for Electronic Message Center (EMC) Sign regulations.

Per Section 1804.04, since we have over 300 feet of frontage, we are permitted to have a maximum number of two (2) freestanding signs of 25 square feet on each side of the sign, with 50% of that area can be changeable copy. The sign can be 8' tall with the base included.

1804.05 Adjustments to Base Restrictions. The Base Restrictions on Signage permitted in Section 1804.04 hereinabove may be adjusted based upon the following (where any calculation results in a partial number, the calculation's result shall be rounded to the nearest usable unit, with any calculation of 0.500 or lower being rounded down, and any calculation of 0.501 or higher being rounded up):

A) Lot or Tract Size. Lots or Tracts of the following sizes shall be entitled to increase any or all Base Restrictions of Signage stated in Section 1804.04 as defined below:

LOT OR TRACT SIZE	PERCENTAGE
≤ 1.99 acres	No Bonus
2 – 9.99 acres	Five percent (5%)
≥ 10 acres	Ten percent (10%)

Per Section 1804.05(A), we are allowed a +10% increase to the sign area for having 31.92 acres of development out of the 87.8 total acreage.

- B) Width of Right-of-Way. Any or all Base Restrictions of Signage stated in Section 1804.04 may be increased based upon the width of the Right-of-Way that abuts the Lot or Tract. For purposes of this subsection, the width shall be measured at the narrowest point directly adjacent to the Lot or Tract.

WIDTH	PERCENTAGE
≤ 74.99 feet	No Bonus
75 – 99.99 feet	Five percent (5%)
≥ 100 feet	Ten percent (10%)

- C) Speed Limit on Roadway. Any or all Base Restrictions of Signage stated in Section 1804.04 may be increased based upon the speed limit upon the Right-of-Way that abuts the Lot or Tract. The speed limit shall be measured at the slowest permitted speed directly adjacent to the Lot or Tract.

SPEED LIMIT	PERCENTAGE
≤ 34.99 MPH	No Bonus
35 – 44.99 MPH	Five percent (5%)
45 – 54.99 MPH	Ten percent (10%)
55+ MPH	Fifteen percent (15%)

Per Section 1804.05(C), we are allowed a +10% increase to the sign area because the speed limit on Lewis Center Road is 45 mph.

- D) Height of Building. Any or all Base Restrictions on Signage stated in Section 1804.04 may be increased based upon the height of the largest Building which is visible from the public Right-of-Way on the Lot or Tract.

HEIGHT	PERCENTAGE
≤ 19.99 feet	No Bonus
20 – 34.99 feet	Five percent (5%)
≥ 35 feet	Ten percent (10%)

Per Section 1804.05(D), we are allowed a +10% increase because the building height of the new entry is at the code maximum allowable of 35'-0".

- E) Square footage of Building on Property. Any or all maximum signage requirements stated in Section 1804.04 may be increased based upon the Floor Area of all permitted Primary Structures on the Lot or Tract.

TOTAL SQUARE FOOTAGE	PERCENTAGE
≤ 9,999 square feet	No Bonus
10,000 – 64,999 square feet	Five percent (5%)
≥ 65,000 square feet	Ten percent (10%)

Per Section 1804.05(E), we are allowed a +10% increase due to the building square footage being in excess of 65,000 square feet (114,000 total with proposed addition).

F) Square footage on a façade. Any or all maximum signage requirements stated in Section 1804.04 may be increased based upon the total square footage of the façade of the largest Building which faces the public Right-of-Way on the Lot or Tract.

TOTAL SQUARE FOOTAGE	PERCENTAGE
≤ 1,999 square feet	No Bonus
2,000 - 5,000 square feet	Five percent (5%)
≥ 5,000 square feet	Ten percent (10%)

Per Section 1804.05(F), we are allowed a +10% increase due to the square footage of the façade of the new addition facing Lewis Center Road being in excess of 5,000 square feet (6,295 square feet).

1804.06 Maximum Sign Restrictions Regardless of Adjustment.

A) All applicable Signs shall comply with the following restrictions, which may not be adjusted according to the Adjustments to Base Restrictions in Section 1804.05.

Frontage	Max. # of Signs	Sign Structure			Max. Message Area	Max. Chngbl. Copy/EMC Area <sup>2</sup>
		Total Permitted Size (sq. ft.)	Max. Height	Max. Width		
≤ 99.99 feet	Two (2) Building Mounted, Two (2) Freestanding <sup>1</sup>	n/a	Ten (10) feet	n/a	Building Mounted = One-third (0.33) of a square feet per linear foot of Lot or Tract frontage (cumulative)  Freestanding = Thirty-five (35) square feet per side	Sixty percent (60%) of the Max Message Area or sixty (60) square feet, whichever is smaller
100 - 299.99 feet	Three (3) Building Mounted, Two (2) Freestanding <sup>1</sup>					
≥ 300	Three (3) Building Mounted, Three (3) Freestanding <sup>1</sup>					

<sup>1</sup> See Section 1803.01.H for Billboard Sign regulations.

<sup>2</sup> See Section 1804.10 for Electronic Message Center (EMC) Sign regulations.

All of the adjustments totaled equals a 50% increase, or a maximum area of 37.5 square feet, but we are limited by Section 1804.06 to a maximum sign message area of 35 sq. ft on each side, and 10' tall with the base. Our proposal is for 8'-0" maximum height and a sign area of 31.5 square feet.

1804.07 Setbacks. All Signs shall be set back a minimum of ten (10) feet from the Right-of-Way unless otherwise permitted by this Resolution.

Both the temporary and new monument signs are indicated to be a minimum of 10'-0" from the right of way (see sign location detail sheets).

1804.08 Illumination of Signs shall be as specified in Section 1802.05.G.

**Acknowledged. Proposed new entry sign for the church is to be externally illuminated.**

*1804.09 Temporary Signs shall be permitted in accordance with Section 1803.01.Q.*

**Acknowledged. Construction signs will be designed for compliance.**

*1804.10 Electronic Message Center (EMC) Signs **Not applicable***

*Section 1805: Planned Residential Zoning District Regulations **Not applicable.***

*Section 1806: Residential Zoning District Regulations **Not applicable***

*Section 1807: Nonconforming Signs*

*1807.01 The continuance of an existing Sign that does not meet the regulations and requirements of this Resolution shall be deemed a Nonconforming Sign that shall terminate upon becoming an Abandoned Sign.*

**Acknowledged.**

*1807.02 A Sign that is deemed a Nonconforming Sign shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this section.*

**Acknowledged.**

*1807.03 A Sign that is deemed a Nonconforming Sign shall be maintained or repaired in accordance with the following provisions:*

*A) The size and structural shape shall not be changed or altered.*

*B) In case damage occurs to the Sign to the extent of fifty percent (50%) or more of either the Structure or the replacement value of the Sign, said Sign shall be brought into one hundred percent (100%) compliance with this Zoning Resolution. Where damage to the Sign is less than fifty percent (50%) of the Structure or its replacement value, the Sign shall be repaired within sixty (60) days. If the Sign is not repaired, it shall be removed in accordance with Section 1809.*

*Section 1808: Prohibited Signs*

*1808.01 The following Signs are prohibited within the Township:*

*A) All Signs not expressly authorized or exempted from regulation in accordance with this Resolution, including those identified as being prohibited on the Table of Permitted Sign Types by Zoning District.*

*B) Any Sign which has been constructed or installed without obtaining all required permits or is otherwise in violation of the provisions of this Resolution.*

*C) Abandoned Signs.*

*D) Non-Government Signs erected on public property without consent of the owner of said property.*

*E) Any Sign containing content that is considered Illicit unless said content is a permissible expression under the First Amendment of the United States Constitution and therefore not subject to regulation by Genoa Township.*

*F) Animation or Video Displays on any Sign requiring a Zoning Permit or that is intended to be viewed from the Right-of-Way.*

*G) Window Signs located on the exterior side of said window and larger than eight (8) square feet in size unless otherwise exempted or expressly permitted within this Resolution; and*

*H) Temporary Signs exceeding sixty (60) square feet in total Sign Area, unless otherwise expressly permitted by this Resolution.*

**Acknowledged.**

*Section 1809: Removal of Signs*

*1809.01 All Signs erected within Genoa Township under this Zoning Resolution are subject to inspection, whether a Zoning Permit is required or not.*

**Acknowledged.**

*1809.02 The Zoning Inspector, or his/her designee, may revoke a Zoning Permit for the following reasons:*

*A) Information provided in the Zoning Permit application is found to be materially false or misleading;*

*B) The Sign as installed does not conform to its Legal Approval;*

*C) The Sign is in violation of this Resolution or any other applicable laws or codes adopted by a legitimate government agency having jurisdiction;*

*D) The Sign has not been maintained in accordance with the provisions of this Article;*

*E) The Sign has been determined to be objectionable, noxious, or dangerous pursuant to Section 1611;*

*F) The Sign has been determined to be insecure, unsafe, or structurally defective pursuant to Section 1612;*

*G) The Sign is prohibited by Section 1808.*

**Acknowledged.**

*1809.03 Unattended Signs on public property, including, but not necessarily limited to, parks and Rights-of-Way shall be considered Abandoned Signs and may be disposed or destroyed without notice. Such disposal or destruction is not subject to appeal.*

*1809.04 Signs found to be in violation of this Article shall be subject to the provisions of Section 116 of this Resolution.*

*1809.05 Abandoned Signs shall be removed, replaced, or repaired within thirty (30) days of notification by the Zoning Inspector or his/her designee.*

*Section 1810: Substitution*

*1810.01 Signs containing Non-Commercial Speech are permitted anywhere that Signs containing Commercial Speech are permitted, subject to the same regulations applicable to any such Sign.*

**Acknowledged.**

## Table of Permitted Sign Types by Zoning District

Y = Permitted by Right, Zoning Permit(s) may or may not be required, additional restrictions may apply

N = Prohibited

<b><u>Sign Type</u></b>	<b><u>Residential Zoning Districts</u></b>	<b><u>Planned Residential Zoning Districts</u></b>	<b><u>Non-Residential Zoning Districts</u></b>
<b>Building Mounted</b>			
<b>Blade</b>	N	N	Y
<b>Bulletin Board</b>	N	Y	Y
<b>Canopy</b>	N	N	Y
<b>Channel Letter</b>	Y	Y	Y
<b>Integral, Building</b>	N	N	Y
<b>Marquee</b>	N	N	Y
<b>Original Art Display</b>	Y	Y	Y
<b>Roof</b>	N	N	N
<b>Roof Integral</b>	N	N	Y
<b>Suspended</b>	Y	Y	Y
<b>Wall</b>	N	N	Y
<b>Window</b>	Y	Y	Y
<b>Freestanding</b>			
<b>Feather Banner</b>	N	N	N
<b>Ground Mounted</b>	Y	Y	Y
<b>Kiosk</b>	N	N	Y
<b>Pole or Pylon</b>	Y	Y	Y
<b>Post and Panel</b>	Y	Y	Y
<b>Sidewalk</b>	Y	Y	Y

<b>Sign Type</b>	<b>Residential Zoning Districts</b>	<b>Planned Residential Zoning Districts</b>	<b>Non-Residential Zoning Districts</b>
<b>Miscellaneous</b>			
<b>Billboard</b>	N <sup>1</sup>	N <sup>1</sup>	Y
<b>Changeable Copy, Manual</b>	N	N	Y <sup>2</sup>
<b>Changeable Copy, Mechanical</b>	N	N	N
<b>Electronic Message Center (EMC)</b>	N	N	Y <sup>3</sup>
<b>Flag</b>	Y	Y	Y
<b>Flashing</b>	N	N	N
<b>Government</b>	Y	Y	Y
<b>Human</b>	N	N	Y
<b>Inflatable</b>	N	N	N
<b>Integral, Ground</b>	Y	Y	Y
<b>Landscape</b>	Y	Y	Y
<b>Light Box</b>	N	N	N
<b>Light Pole</b>	N	N	Y
<b>Projection</b>	N	N	N
<b>Temporary (Large or Small)<sup>4</sup></b>	Y	Y	Y
<b>Trailer</b>	N	N	N
<b>Vehicle</b>	Y	Y	Y
<b>Windblown Device</b>	N	N	N

<sup>1</sup> In Planned Residential and Residential Zoning Districts, Billboard Signs shall only be permitted on Lots or Tracts utilized for Agriculture, pursuant to ORC 519.20. See Section 1803.01.H for further regulations.

<sup>2</sup> Manual Changeable Copy Signs shall not be permitted on an existing or proposed Electronic Message Center Sign and shall only be permitted when incorporated into a Ground Mounted or Wall Sign.

<sup>3</sup>See Section 1804.10 for specific regulations.

<sup>4</sup>See Section 1803.01.Q for specific regulations.



Genoa Township –Article 19 PARKING STANDARDS

Section 1902: Required Parking Plan

A parking plan shall not be required for single-family residential Uses. All other land Uses shall submit a parking plan to the Zoning Inspector as a part of the application for a Zoning Permit. The parking plan shall show boundaries of the property, setback lines, parking spaces, driveways, circulation patterns, drainage plans, construction plans for any boundary Accessory Walls or Fences, a screening plan, and the location of adjacent houses or Buildings.

Section 1903: Off-Street Parking Design Standards

All parking facilities, including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following specifications:

1903.01 All parking spaces shall be in accordance with the following design requirement:

	45 degree	60 degree	90 degree	Parallel
Width of Parking Space	14'	11' 5"	10'	9'
Length of Parking Space	21'6"	22'	20'	23'
Width of Parking Aisle	13'	17' 6"	25'	12'

The minimum parking Setback from the property line on the side and rear shall be six (6) feet unless specified otherwise within the specific District requirements.

**All of the additional parking is at 90 degrees to the aisles, and each space measures 10' x 20' and parking aisles are 25'-0"**

1903.02 All parking spaces, except those required for single-family Uses, shall have access to a public street in such a manner that any vehicle leaving or entering the parking area from or into a public street or private interior drive shall be traveling in a forward motion.

**Currently, all of the parking enters and exits from access points off Lewis Center Road.**

1903.03 All required parking spaces including driveways and other circulation areas, except for single family dwellings in the Rural Residential District and other specified Uses, shall be hard- surfaced with asphaltic concrete or Portland cement concrete pavement.

**All of the existing and proposed parking areas are asphaltic concrete or Portland cement concrete pavement.**

1903.04 All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water that might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water onto adjacent properties or walkways and damage to public streets.

**All parking and access aisles have been designed to comply and is to be directed to the on-site storm water management areas.**

1903.05 Wherever a parking lot extends to a property line, a suitable barrier such as fencing, wheel stops, or curbs, shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.

**None of the parking extends beyond the setbacks, so no barrier is required.**

1903.06 Screening shall be required as provided in Article 20.

**Acknowledged.**

1903.07 No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any Off-Street parking area.

**No vehicle repair or service is planned for this site.**

1903.08 Display or sales of any merchandise within any parking area shall be permitted only in accordance with Section 1702 and 1707.

**Acknowledged.**

1903.09 All parts of open Off-Street parking areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.

**Acknowledged. Please see proposed landscaping plan.**

1903.10 Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street.

**Acknowledged. Driveway entrance is existing and complies with this requirement.**

1903.11 All parking spaces shall be marked with paint lines or curb stones and maintained in a clearly visible condition.

**Acknowledged. Spaces are marked with painted lines.**

1903.12 The owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

**Acknowledged. The owner is responsible for proper maintenance of on-site parking areas in compliance with this regulation.**

1903.13 Any parking area that is intended to be used during non-daylight hours shall be properly illuminated as to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

**Acknowledged. New 20'-0" light poles have been included to illuminate areas of importance as well as bollard lights used to mark the drive. Appropriate cut off shields and proper positioning of light fixtures will be used to reflect light away from the adjoining properties. Additional information has been provided with this resubmission concerning the building mounted light fixtures. Included with this submission are photographs taken of the existing parking lot light fixtures as well as an example of the front entry wall sconce fixtures used on another building. As mentioned elsewhere in this submission, new parking lot light cut-off shields have been purchased and will be installed prior to the October 1, 2019 deadline.**

1903.14 Entrances, exits, and intended circulation patterns of parking areas shall be clearly marked.

*Section 1904: Parking Space Requirements*

*For the purposes of this Resolution the following parking space requirements shall apply. The number of parking spaces required for Uses not specifically mentioned shall be determined by the Board of Zoning Appeals:*

1904.03 Churches and other places of religious assembly - one (1) for every four (4) seats in main sanctuary;

**Maximum capacity of worship center as it is currently designed is 1,450. Minimum number of parking spaces is  $1,450 / 4 = 363$  spaces. The current layout of the parking area includes 687 spaces, meeting this requirement.**

*1904.06 Elementary and junior high schools - two (2) for every classroom and one (1) for every eight (8) seats in auditoriums or assembly halls;*

**Minimum number of parking spaces is  $(2) \times 40$  maximum classrooms plus  $866 / 8 = 188$  spaces. The current layout of the parking area includes 687 spaces, meeting this requirement. Adding the school required spaces to the worship center spaces =  $363 + 188 = 551$  maximum required spaces if the entire facility was being utilized at the same time. Current uses of the building are non-simultaneous and would not require as many spaces listed.**

*Section 1905: Off-Street Loading Areas*

*A permanently maintained area for standing, loading, and unloading materials shall be provided for on the same Lot with every Building, Structure, or part thereof erected and occupied for office, business, or industrial Uses. These off-street loading areas shall be required to avoid undue interference with public use of streets in Planned Commercial-Office Districts, Planned Industrial-Warehouse Districts, and Community Business Districts or other Districts where the Use requires the receipt or distribution by vehicles of material or merchandise. All loading facilities shall be in accordance with the following specifications:*

*1905.01 Each loading space shall have minimum dimensions not less than twelve (12) feet in width, fifty (50) feet in length, and a vertical clearance of not less than fifteen (15) feet.*

**One truck dock space measuring 16' x 90' is included and meets this requirement. There is no overhang over the dock area and it is unobstructed overhead.**

*1905.02 Off-street loading spaces may occupy any part of a required rear or side yard, but shall not project into any front yard.*

**All of the existing and proposed parking is in compliance.**

*1905.03 All required, off-street loading spaces shall have access to a public street in such a manner that any vehicle leaving or entering the premises shall be traveling in a forward motion.*

**All of the existing and proposed parking is in compliance.**

*1905.04 All required loading spaces, together with driveways, aisles, and other circulation areas, shall be surfaced with an asphaltic concrete or Portland cement concrete pavement in order to provide a durable and dust free surface.*

**All of the existing and proposed loading spaces and parking is in compliance. A note has been added to the Concept drawings indicating that the new parking is to be asphalt.**

*1905.05 All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the drainage of surface water onto adjacent properties or walkways and damage to public streets.*

**All drives and parking have been designed to drain to an onsite storm water management system.**

*1905.06 Screening shall be required as provided in Article 20.*

**Acknowledged.**

*1905.07 Any loading area that is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.*

**Proposed loading dock is to be illuminated with exterior mounted wall light. The approach ramp to the dock to be illuminated by new site light on 20'-0" pole with head pointed toward the church and away from the residents as well as an LED downlight wall pack fixture.**

*1905.08 No loading ramp, dock, door, or space, nor any portion thereof, shall be located closer than fifty (50) feet from any Lot zoned for residential Use.*

**The proposed loading dock is over 500'-0" away from the nearest residential property line. Additional plantings along the truck ramp has been provided per the Genoa Township zoning staff recommendations (see landscape plan L-1).**

*1905.09 For Uses in excess of ten thousand (10,000) square feet of gross Floor Area one (1) additional off-street loading space shall be required for each additional twenty thousand (20,000) square feet of gross Floor Area or fraction thereof.*

Genoa Township – Article 20: LANDSCAPING STANDARDS

*Section 2001: Intent and Purpose*

*The following regulations are applicable to the districts within which they are specified unless otherwise stipulated or modified by the regulations within a specific zoning District.*

*Section 2002: Fences, Accessory Walls and Vegetation*

*No person shall erect or construct a fence or Accessory Wall within Genoa Township without first obtaining a Zoning Permit as per Section 115 of this Resolution. A plot plan or site plan must be provided along with a completed permit application showing the location of the proposed Fence or Accessory Wall and accurate distance measurements from all existing Structures and property lines.*

**Acknowledged.**

*Each property owner shall determine exact locations of property lines to ascertain no encroachment upon another Lot or parcel of land. The issuance of a Zoning Permit by the Genoa Township Development & Zoning Office shall not certify the location of lot lines, which is the property owner's duty otherwise imposed.*

*The location and height of all Fences, Accessory Walls, and vegetation shall be in accordance with the following provisions.*

*2002.01 No Structure, Fill or vegetation shall be erected, placed, planted, or allowed to grow on any Corner Lot so as to create a sight impediment within seventy-five (75) feet of the intersecting center lines of any two or more streets. In determining if any sight impediment exists, the Zoning Inspector shall measure the sight distance between the center lines of such streets at a height of three feet, nine inches (3'9") above the actual grades of the streets.*

**All conditions located at the intersection of Lewis Center Road and Westerville Road (3) are existing and are assumed to meet this requirement.**

*2002.02 Fences and Accessory Walls shall not be permitted within any Right-of-Way.*

**No fences or accessory walls are in the right-of way currently, and none are planned to be.**

*Section 2003: Screening*

*When screening is required in any District the provisions of this Section shall apply. In addition, the Board of Zoning Appeals may require a screening plan in approving a Conditional Use. In such instances the Board of Zoning Appeals shall determine the need for screening and shall review a proposed screening plan in accordance with the following provisions:*

2003.01 Screening shall be provided for one or more of the following purposes:

- A) A visual barrier to partially or completely obstruct the view of Structures or activities, (e.g., parking and loading areas);
- B) As an acoustic screen to aid in absorbing or deflecting noise, (e.g., HVAC units); or
- C) For the containment of debris and litter, (e.g., trash containment receptacles).

**A new trash corral made of stained or painted wood dog-eared fencing matching the existing screening to be created around the new dumpster location (see additional screen detail sheet. The pad of the dumpster area to be concrete.**

2003.02 Screening may be one of the following or a combination of two or more, as determined by the Board of Zoning Appeals:

- A) A solid masonry wall;
- B) A solidly constructed decorative Fence;
- C) Louvered Fence;
- D) Dense evergreen plantings; and/or
- E) Landscaped mounding.

2003.03 Visual screening Accessory Walls, Fences, plantings, or mounds shall be a minimum of five and one-half (5 ½) feet high in order to accomplish the desired screening effects.

**Visual wood fence screening is to be provided around the new dumpster location (see screening detail sheet).**

2003.04 Screening for purposes of absorbing or deflecting noise shall have a depth of at least fifteen (15) feet of dense planting or a solid masonry Accessory Wall in combination with decorative plantings.

**None is planned for this project.**

2003.05 Whenever required screening is adjacent to parking areas or driveways, such screening shall be protected by bumper blocks, posts, or curbing to avoid damage by vehicles. All screening shall be trimmed, maintained in good condition, and free of advertising or other Signs.

**Parking islands are curbed so to protect the trees.**

#### Section 2004: Retaining Walls

Construction of a retaining wall shall not require a Zoning Permit, but must meet the following standards:

2004.01 Retaining walls shall not be located in the right-of-way, exceed thirty (30) inches in height between the Principal Structure and the Right-of-Way or exceed six (6) feet in height at any other location.

**The retaining walls are against the building to allow for truck deliveries. None are located in the right of way.**

2004.02 Retaining walls shall be setback from adjacent property lines at a distance of twice the height of the retaining wall;

**The only retaining walls within the project are at the loading dock and at the rear of the building. None are located close to the property lines.**

2004.03 Retaining walls shall be constructed and maintained allowing for property drainage and not allowing soils to erode the wall.

**Proper engineering shall be done to endure that no soil erosion shall happen at the retaining walls.**

*Section 2005: Street Trees*

2005.01 All street trees, whether required or voluntarily installed, shall comply with the requirements of this section.

**At this time no street trees are required.**

2005.02 Street trees installed along any public Right-of-Way shall be restricted to the following species:

*A) In lawn strips two (2) to four (4) feet in width:*

*Armstrong Red Maple, Bowhall Red Maple, Washington Hawthorn*

*B) In lawn strips exceeding four (4) feet in width:*

*American Hophornbeam, Amur Cork Tree, Armstrong Red Maple, Bowhall Red Maple, Cleveland Norway Maple, Crimean Linden, Crimson King Norway Maple, Fassens Black Norway Maple, Hardy Ruber Tree, Japanese Scholar Tree, Kwanzan Japanese Cherry, Littleleaf Linden, Norway Maple, Red Maple, Ruby Red Horsechestnut, Shademaster Honeylocust, Skyline Honeylocust, Sunburst Honeylocust, Schwedler Norway Maple, Sweetgum, Washington Hawthorn, White English Hawthorn*

**This requirement shall be in compliance when items are purchased for planting near the end of the project. All species of plantings shall come from this list of acceptable trees as indicated on the civil drawings. A number of the islands have the curbing installed and grass has been planted in them, but the trees have not currently been included. The church is to complete all of the landscaping by the deadline of August 1, 2020. The deadline has been decided because of the necessity to place the culvert in the existing swale and fill in over the pipe to be able to move the dirt. On the middle islands in the north parking lot, the trees were removed because utilities for the building are at that location so planting trees over them is not recommended.**

*Section 2006: Size Requirements*

2006.01 The following regulations are applicable wherever specified by this Resolution unless otherwise stipulated or modified.

**Acknowledged.**

2006.02 All deciduous trees shall be a minimum of two and one-half (2 ½) inch caliper in size, measured six (6) inches above the ground.

**This requirement shall be in compliance when items are purchased for planting near the end of the project. The trees selected for this project include littleleaf linden, skyline honey locust, emerald queen Norway maple and American hop hornbeam.**

2006.03 All evergreen trees shall be a minimum of five and one-half (5 ½) feet in height, measured from finished grade.

**This requirement shall be in compliance when items are purchased for planting near the end of the project. The trees selected for this project are Norway spruce and Serbian spruce, selected to be between 6-7 feet tall, balled and burlapped.**

2006.04 All shrubs shall be a minimum twenty-four (24) inches in height at the time of planting.

This requirement shall be in compliance when items are purchased for planting near the end of the project. The shrubs selected for this project are to be emerald arborvitae, Hetz columnar juniper, Wards yew, sea green juniper, green velvet boxwood, dwarf Korean lilac, autumn magic black chokecherry and cardinal red twig dogwood. All are to be 24" minimum in height at the time of planting.

Genoa Township – ARTICLE 21: LIGHTING STANDARDS

*Section 2101: Intent and Purpose*

*The following regulations are applicable to the districts within which they are specified unless otherwise stipulated or modified by the regulations within a specified zoning district.*

*Section 2102: General*

*All lighting shall be controlled in such a way as to not shine up into the sky or onto any neighboring properties.*

The lighting design and fixtures selected for site illumination shall comply with this regulation. Appropriate cut off shields and proper positioning of light fixtures will be used to comply with this regulation. The lighting design photometrics indicate that the light level (in foot candles) is at the proper design number of zero before it encounters the neighboring resident's properties across the street. Photometric readings were taken of the existing conditions on June 26, 2019 to verify the site lighting design layout. Additional photometric readings are to be taken to indicate compliance after the shields are installed prior to October 1, 2019. The existing old pole mounted street light from the old entry on Lewis Center was removed on June 25th, 2019. During the zoning review process, the staff comments state *"Staff does not believe any direct light of any significance will be cast onto the road or neighboring properties; assuming the proposed lighting plan is adhered to. Being able to see lights on a site from a road or neighboring property does not mean direct light is being casted upon adjoining properties or public streets."*

*Examples of ways in which this shall be accomplished are:*

*2102.01 Use of fully shielded cut-off fixtures;*

Appropriate cut off shields and proper positioning of light fixtures will be used to comply with this regulation. The existing light fixtures from the 2014 zoning approval were replaced by the church in 2018 after many requests were made from the congregation for better lighting in the parking area. After the lights were replaced, the church had received phone calls from neighboring residents about the brightness of the lights. The church responded with a number of measures including to offer some of the resident's blinds or planting trees in their yards at the church's expense in order to rectify the situation. The church has also contacted the supplier of the replacement lights and purchased new cut-off shields made for these fixtures and will have them in place by October 1, 2019. Information has been provided with this resubmission in the lighting tab indicating that the new bollard lights to being placed on the west side of the new drive will include factory installed 180-degree cutoff shielding to direct the lighting away from the neighboring residences and that the cut-off is to be parallel to the new drive. Included with this submission are photographs taken at the site at approximately 9:45 PM on Tuesday June 19, 2019 showing existing lighting conditions at the site including the new driveway intersection at Lewis Center Road as well as the parking lot.

*2102.02 Directing light fixtures downward rather than upward;*

The light fixtures chosen for this project comply with this requirement. Installation of the fixtures will be closely monitored to ensure proper placement to provide illumination of the site without being detrimental to the neighbors. The existing light pole fixtures were modified to place the heads parallel with the ground so as to further comply.

*2102.03 Shielding the light in such a way that the light-emitting portion of the fixture cannot be seen at a reasonable distance;*

**Appropriate cut off shields and proper positioning of light fixtures will be used to comply with this regulation. In addition to the shielding, the church is working with the neighbors to come up with solutions to the neighbors lighting concerns including planting of trees, mounding, etc.**

*2102.04 All outdoor light pole fixtures shall not exceed a maximum height of twenty-five (25) feet measured from the finished grade established not closer than fifteen (15) feet to the pole; and/or*

**Acknowledged. Three (3) new 20'-0" light poles have been included along the new drive to illuminate areas of importance as well as six (6) bollard lights every 100'-0' used to mark the drive. Additional matching pole lights are proposed in the expansion of the parking lot to the south of the building away from the residents on Lewis Center.**

*2102.05 In addition to the provisions of this Article all outdoor light fixtures shall be installed in conformity with all other applicable provisions of this Resolution.*

**Acknowledged.**