

Introduced by: _____

ORDINANCE NO. 16-07

**AN ORDINANCE ENACTING CHAPTER 1173 AND AMENDING
CHAPTER 1189 OF THE CODIFIED ORDINANCES TO ESTABLISH
ZONING REGULATIONS FOR THE VILLAGE GATEWAY DISTRICT**

WHEREAS, the Village Council wants to create a new zoning district for areas located adjacent to the Village’s gateways; and

WHEREAS, the gateway areas have unique characteristics and requirements that may not be adequately addressed by existing zoning regulations; and

WHEREAS, it is appropriate to establish a new zoning classification, the Village Gateway District, with the intent of creating an attractive, well-designed entrance into the community that will provide a suitable area for mixed uses in a visually-integrated, high-quality neighborhood setting.

NOW, THEREFORE, BE IT ORDAINED BY COUNCIL OF THE VILLAGE OF GRANVILLE, COUNTY OF LICKING, STATE OF OHIO, THAT:

Section 1. Chapter 1173, the Village Gateway District, is hereby established to read as follows:

**“CHAPTER 1173
Village Gateway District**

1173.01 PURPOSE AND INTENT.

The purpose and intent of the ~~Suburban Business District~~ Village Gateway District is to create an attractive, well-designed entrance into the community that will provide suitable areas for ~~a~~ mixed uses in a visually-integrated, high-quality neighborhood setting. The Gateway District will have with residences along with a moderate concentration of various types of compatible businesses and offices to service neighborhood needs ~~and residences~~. Special enhancements will include while providing neighborhood and Village enhancing features, such as the preservation of existing natural resources, a useful pattern of open space and walking trails, integrated architecture and design that reflects the traditional architectural styles of Granville, adequate parking, appropriate landscaping and screening, desirable aesthetics, and creative site design intended to eliminate adverse effects of traffic congestion. The Village Gateway District ~~Suburban Business District~~ is intended to provide increased tax revenues to both the local schools and the Village, while minimizing costs to the Village for infrastructure acquisition and maintenance and preserving or enhancing the with preservation or enhancement of, rather than harm to, neighborhood, Village, and Granville Township quality of life and property values in the Village and Granville Township.

1173.02 PERMITTED AND CONDITIONAL USES.

(a) Permitted Uses

- (1) Retail outlets: furniture, clothing, jewelry, drug, shoe and variety stores, hardware, appliance, lighting, paint and wallpaper stores.
- (2) Retail food preparation: meat markets, bakeries, specialty food shops, ice cream stores, delicatessens, coffee shops, tea shops, confectionery stores, and other similar facilities ~~all of which shall be limited to on-premise sales only.~~
- (3) Specialty shops: antique shops, gift shops, magazine, book stores, card shops, stationery stores, florist shops, arts and crafts supplies stores, bridal shops, health food stores, musical instruments stores, music stores, bicycle stores, toy stores, audio equipment stores, video equipment stores, china stores, glassware stores, linen stores, computer stores, software stores, quilting stores, fabric stores, office supply stores, picture frame stores, video rental stores, camera and photography shops and sporting goods outlets.
- (4) Service uses ~~and places of assembly~~: laundromat, dry-cleaning and laundry pick-up stations, barber and beauty shops, physical fitness centers, shoe repair and tailor shops, print shops, and copy shops, ~~and civic structures, religious structures and other places of assembly.~~
- (5) Business and professional offices: such as medical and dental offices and clinics, law offices, insurance offices, real estate offices, advertising agency offices, answering service offices, architects' offices, certified public accountants' offices, engineers' offices, interior decorators' offices, and financial services offices including financial planner offices, ~~and~~ stock brokerage offices, and veterinary offices, hospitals or clinics that do not include outside animal runs.
- (6) Banks, finance and utility company offices without drive-through facilities.
- (7) Commercial and residential mixed use buildings, with commercial uses on the ground floor and dwelling uses above the ground floor.

(b) Conditional Uses.

- (1) Mortuaries and funeral homes.
- (2) ~~Gas stations,~~ Restaurants ~~and all other traffic-oriented commercial establishments.~~
- (3) Banks, finance and utility company offices with drive-through facilities.
- (4) Grocery stores, convenience stores (without the sale of gasoline or fuel), hotels, motels and inns.
- (5) ~~Single family, two-family and~~ Multifamily ~~residential units~~ buildings containing not less than two or more than six dwelling units.

(6) Retirement community, nursing homes, assisted living structures and child care/preschool facilities.

(7) Recreational facilities and entertainment uses.

(8) Drive-ins, drive-ups, or drive-throughs in conjunction with a permitted, or approved conditional use, except, that drive-up, drive-through, or drive-in facilities shall not be permitted in or at any fast food enterprise, or any enterprise involving the sale of beverages (for the purposes of this section, a fast food enterprise is a business engaged in the sale of pre-prepared or quickly prepared food and beverages, usually in disposable containers and wrappers, for consumption either on or off premises, in a facility in which a major portion of the food and beverage sales to patrons are at stand-up type counters or drive-in, drive-up, or drive-through arrangements).

(9) Garden center.

(10) Places of assembly: civic structures, religious structures and other places of assembly.

(11) Mixed-use combinations of multi-family residential, retirement community, nursing homes, or assisted living structures.

(12) Production of artisan goods using hand tools only (for example, jewelry or ceramics).

(13) Veterinary offices, hospitals or clinics that include outside runs. Animal boarding facilities that are not associated with a veterinary office, hospital, or clinic.

~~(e) Interpretation of this Section. Each use must have its own independent approval, whether permitted or conditional.~~

1173.03 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

(a) Lot, Building and Other Requirements.

Category	Nonresidential	Residential
Density	<p>Maximum of 5,000 total gross square feet per acre.</p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>	<p>Maximum of 4 dwelling units per acre <u>and each unit shall contain a minimum of 1800 square feet of living space.</u></p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>
Lot Coverage	<p>Lot coverage shall not exceed 50%. In measuring lot coverage, all buildings and other impervious covered areas, such as parking areas, sidewalks, loading areas, driveways and driveway areas, shall be included.</p>	<p><u>Lot coverage shall not exceed 50%. In measuring lot coverage, all buildings and other impervious areas, such as parking areas, sidewalks, loading areas, driveways and driveway areas, shall be included.</u></p>

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Building Orientation

Where feasible, office buildings shall be clustered and arranged in a campus like setting to facilitate common open space.

A building shall be oriented so that a principal or primary facade faces each street on which the building fronts.

Buildings must have a primary entrance door facing a public sidewalk or pathway. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

The design of the principal or primary facade shall enhance the pedestrian environment by the use of such architectural elements as doorways, dormers, gables, porches, columns, and cornices. Upper story features such as balconies, mezzanines, and atriums, shall be encouraged provided that they are in proportion to the scale of the rest of the building.

All elevations of a building's exterior design shall be coordinated with regard to color, materials, architectural form, and detailing. The design of a building must wrap around the sides to present a continuity of design on all exposed sides.

~~Any side of a building which faces a public street, right-of-way, public park, or open space shall be compatible with and use the same types of materials as the other sides of the building.~~

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Maximum Single Tenant or Single Use (does not apply to office, or institutional uses)

8,000 ~~4,000~~ gross square feet.

Not applicable.

Maximum Single Building Size (does not apply to office, or institutional uses)

15,000 gross square feet

Lot Size	Maximum of 5 acres for any lot which includes one or more non-residential, non-office, non-civic or non-institutional uses.	The gross density in a development shall not exceed one unit per one and one-half acres.
	<u>The minimum and maximum lot size shall be determined by the Planning Commission and shall be based on site conditions and the requirements established within this code for the proposed use of the lot</u>	The maximum density is four units on any given acre in development. Publicly dedicated streets shall not be included in the computation of area.
	<u>The combining of lots to accomplish a larger development scheme is strongly encouraged.</u>	<u>The minimum and maximum lot size shall be determined by the Planning Commission and shall be based on site conditions and the requirements established within this code for the proposed use of the lot.</u>
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Build To Lines	50 20 feet from the right-of-way line along arterial streets (for example, Main Street and Cherry Valley Road). <u>However, this standard may be reduced in existing "built-up" areas where a lesser setback area has been previously established and approved.</u>	Same as front yard setback.
	20 30 feet from the right-of-way along secondary streets (collector, local, cul-de-sac, and service streets), where at least 50% of the front facades of structures shall be at the build to line.	<u>50 feet from the right-of-way line along arterial streets (for example, Main Street and Cherry Valley Road). However, this standard may be reduced in existing "built-up" areas where a lesser setback area has been previously established and approved.</u>
		<u>20 feet from the right-of-way along secondary streets (collector, local, cul-de-sac, and service streets), where at least 50% of the front facades of structures shall be at the build to line.</u>

Front Yard Setbacks	The front yard setback shall be the build to line. Either At least 50% of the front facades of structures shall be at the build to line or at least 50% of the build to line shall be at the front facades of the structures.	50 feet for collector and arterial streets, and 20-25 feet for all other streets. <u>The front yard setback shall be the build to line.</u> <u>At least 50% of the front facades of structures shall be at the build to line.</u>
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Side Yard Setbacks	15 feet minimum for lots greater than 1 acre in size <u>but can be waived or adjusted by the Planning Commission and Village Council when applied to similar adjoining uses.</u>	15 feet minimum <u>but can be waived or adjusted by the Planning Commission and Village Council when applied to similar adjoining uses.</u>
	5 feet minimum for lots less than or equal to 1 acre in size.	

Rear Yard Setbacks

15 feet but can be waived or adjusted by the Planning Commission and Village Council when applied to similar adjoining uses.

On lots that are double-fronted, each side adjacent to a street shall be considered as a front yard and the rear yard regulations shall not apply.

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On lots that are double-fronted, each side adjacent to a street shall be considered as a front yard and the rear yard regulations shall not apply.

On-Site Parking

Parking areas must be located behind the front facade ~~of the proposed buildings~~ **but this can be adjusted by the Planning Commission and Village Council when necessary to meet the particular needs of the proposed development.**

Maximum of 1 space per 250 square feet of building space, except in the case of medical and dental offices and clinics where there shall be a maximum of 1 space per 200 square feet of building space.

Off street parking shall be provided by each use but is not required to be on that specific parcel. Shared parking strategies are encouraged. Shared parking with adjacent uses and properties shall be maximized. Shared parking on the same property shall be permitted where adjacent uses will have a need for the parking spaces at different times (for example, where office or commercial may be located on a first floor with residential on an upper floor).

Off-site spaces shall be within 300 feet walking distance of a building entrance or use. If the pedestrian access is to cross an arterial street, appropriate safety measures must be present to assist the pedestrian to cross the street. In any event, safe and convenient access, such as a sidewalk or path, must exist or be provided by the property owner from the structure or use to the parking area.

Parking areas must contain internal landscaped islands at a rate of a minimum of 200 square feet for every 10 parking spaces.

Parking areas must contain a minimum of

Maximum parking ratio of 2 spaces per unit in the case of multifamily uses.

Minimum parking ratio of 1.75 spaces per unit.

Parking areas must be located behind the front facade of the proposed buildings ~~except in the case of single family residences.~~ **This requirement can be adjusted by the Planning Commission and Village Council when necessary to meet the particular needs of the proposed development.**

Parking areas must contain internal landscaped islands at a rate of a minimum of 200 square feet for every 10 parking spaces.

Parking areas must contain a minimum of 1 deciduous tree for every 10 parking spaces in the internal landscaped islands.

Parking areas must be screened from the view of the public right-of-way, residential areas, and any open space areas by a 42 inch minimum evergreen hedge, or by a 42 inch brick or natural stone wall.

No parking or drive aisles will be permitted in any setback other than in the case of drive aisles where necessary to grant ingress and egress; **or when allowed as part of a larger development scheme and applied to similar adjoining uses.**

A deviation from these parking regulations may be recommended by the Planning Commission where appropriate to the integrity of the development plan.

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A deviation from these parking regulations may be recommended by the Planning Commission where appropriate to the integrity of the development plan.

Access Points

Access points shall be combined with adjacent uses and properties to minimize the number of access points.

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Access points on South Main Street are designated in the South Main Street Corridor Study.

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Berms/Landscaping Mounds

No berms or landscaping mounds are permitted.

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Sidewalks/Pathways

Minimum of 15 feet wide in front of retail, **adjacent to the building.**

Minimum of 6 feet wide required along all public rights-of-way.

Minimum of 6 feet wide in front of office, civic and institutional uses, **adjacent to the building .**

Shall be integrated with the Village's pathways plan.

Required along all public rights of way.

Property owners will be required to design and construct any portions of the Village Pathway Plan that are within the borders of their property and to dedicate such portions of the pathway to public use.

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Street Trees

Tree lawns and street planting zones of at

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least 6 feet in width, in addition to walkway and parking shall be provided.

Street trees must be planted in straight lines along each side of any street or public right-of-way.

Street trees shall be planted no less than 24 feet and no more than 36 feet on center.

Each street tree shall have at least 100 square feet of water permeable surface centered on the tree trunk to help ensure adequate root moisture.

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Walls, Fences and Hedges

Fences and hedges are permitted in the front yard setback to a maximum height of 42 inches.

Walls used to screen service areas shall be brick or stone **(except that wood may be used where the principal material used on the building is also wood)** to a minimum height of 1 foot higher than service area being screened; **and shall be screened on all four sides where feasible. ("Service area" includes loading docks, waste collection units, utility vaults that extend above the surface, and other equipment providing service to a building or site.)**

Non-residential uses shall be separated from other uses at the side and rear by a continuous hedge of landscaping, or brick or stone wall. These hedges or walls shall be 42 inches high.

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Residential uses shall be separated from other uses at the side and rear by a continuous hedge of landscaping, or brick or stone wall. These hedges or walls shall be 42 inches high.

Open Space

A density incentive of an additional 5,000 gross square feet per acre of density (or a total of 10,000 gross square feet per acre), plus an additional 20% for a total of 70% lot coverage **(includes all impervious areas)**, plus in the case of lots to be used exclusively for offices, an additional 2,000 gross square feet of density (for a total of 12,000 gross square feet per acre for such office uses) is available in return for the dedication of open under the following conditions:

- (1) The dedication is of a minimum of 20% of the gross total tract area,
- (2) 50% of the dedicated open space is further dedicated for public use, including trails, parks, active recreation and the like, and

A density incentive of an additional 2 dwelling units per acre (for a total of 6 dwelling units per acre ~~and a gross density of 1 unit per acre~~) is available in return for the dedication of open space under the following conditions:

- (1) Lot coverage shall not exceed 70%. In measuring lot coverage, all buildings and other impervious areas, such as parking areas, sidewalks, loading areas, driveways and driveway areas, shall be included.**
- (2) The dedication is of a minimum of 20% of the gross total tract area, and
- (3) 50% of the dedicated open space is further dedicated for public use, including trails, parks, active

(3) The Planning Commission approves the dedication.

In considering approval, the Planning Commission shall be guided by:

(a) the usefulness of the open space for trails, paths, parks, greens, and active recreation areas, including whether or not the tract's proposed open space adjoins in a harmonious manner other existing public open spaces; and

(b) the degree to which the dedication includes desirable open space areas such as forests, floodplains, steep slopes, and historical sites, structures, and plantings.

Open space designations shall be designed to be combined with other open space areas on adjacent properties as a "unified development".

Rights of way shall not be counted as open space.

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(4) The Planning Commission approves the dedication.

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(a) the usefulness of the open space for trails, paths, parks, greens, and active recreation areas, including whether or not the tract's proposed open space adjoins in a harmonious manner other existing public open spaces; and

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Open space designations shall be designed to be combined with other open space areas on adjacent properties as a "unified development".

Rights of way shall not be counted as open space.

Detention Basins and Retention Ponds

Detention basins shall be designed by a landscape architect in conjunction with an engineer to ensure that they incorporate naturalistic shapes and that they are planted and maintained in an attractive manner.

Scenic retention ponds are encouraged as a means of treating non-point source pollutants. 40% of the perimeter of these ponds, at the outfall, shall be planted in native wetland plantings.

Detention basins shall be designed by a landscape architect in conjunction with an engineer to ensure that they incorporate naturalistic shapes and that they are planted and maintained in an attractive manner.

Scenic retention ponds are encouraged as a means of treating non-point source pollutants. 40% of the perimeter of these ponds, at the outfall, shall be planted in native wetland plantings.

Building Style

Building design shall be of traditional American styles, such as: Postmedieval English, Dutch Colonial, French Colonial, Georgian, Adam, Federal, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, or Italianate, Stick, Queen Anne, or Shingle.

Office buildings shall be a minimum of 1.5 stories and a maximum of ~~2~~ 2.5 stories. **Mixed-use buildings (commercial or residential) shall be a minimum of 2 stories and a maximum of 3 stories.** All other buildings shall be a minimum of 2 stories in appearance and a maximum of 2.5 stories. **The number of stories shall be measured from the**

Building design shall be of traditional American styles, such as: Postmedieval English, Dutch Colonial, French Colonial, Georgian, Adam, Federal, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, or Italianate, Stick, Queen Anne, or Shingle.

Buildings shall be a minimum of 1.5 stories and a maximum of 2 stories. **The number of stories shall be measured from the front elevation.**

The entrance to the first floor of any structure shall be at or above grade.

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Buildings which the ordinary reasonable person would readily associate with a particular entity based on viewing two or more other buildings used by the entity, will be considered in their entirety as signs. As such, all exterior surface square footage shall be taken into account under applicable sign ordinances and regulations.

Building Massing	Building massing shall be appropriate, including as related to surrounding setbacks, surrounding buildings, the spaces which are created by the building, and the scale.	Building massing shall be appropriate, including as related to surrounding setbacks, surrounding buildings, the spaces which are created by the building, and the scale.
	The appropriate architectural massing and scale shall be achieved by close adherence to the scale and proportioning systems of the traditional American styles.	The appropriate architectural massing and scale shall be achieved by close adherence to the scale and proportioning systems of the traditional American styles.
Roof	Simple gable roof forms and dormers are the most consistent with the architectural context of the Village and are encouraged.	Simple gable roof forms and dormers are the most consistent with the architectural context of the Village and are encouraged.
	Roof structures (including air conditioning units and satellite dishes) shall be screened from view on all sides.	Roofs shall have a minimum pitch of 8/12 <u>6/12</u> .
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Windows	Window arrangement on all facades shall be simple and harmonious.	Window arrangement on all facades shall be simple and harmonious.
	Horizontal strip windows are prohibited.	Horizontal strip windows are prohibited.
	Divided light windows, and/or mullions, are required for all windows, including those used for retail display.	Divided light windows, and/or mullions, are required for all windows, including those used for retail display.
	Shutters, if used, must each be one half of the width of the window so they appear to be able to cover the window opening if closed.	Shutters, if used, must each be one half of the width of the window so they appear to be able to cover the window opening if closed.
Materials	Building materials shall be natural <u>in appearance</u> . Brick, stone, and wood siding <u>or equivalent materials</u> are preferred. <u>For example, Hardiplank</u>	Building materials shall be natural <u>in appearance</u> . Brick, stone, and wood siding <u>or equivalent materials</u> are preferred. <u>For example, Hardiplank</u>

siding would be considered an equivalent to wood siding in appearance; and cultured stone may also be considered equivalent to natural stone in appearance.
~~“Restoration” vinyl or equal is permissible. Prohibited materials would include, but not be limited to, vinyl siding, aluminum siding, cement block, split-faced block, stucco, or EIFS.~~

Chimneys shall be brick or stone. A wood-faced chimney would also be permitted where the primary exterior material on the building is wood siding.

For the purpose of this chapter, stone includes both natural stone and cultured stone that is both natural in appearance and is designed to appear native to this region of the country.

Brick shall be of a traditional natural range of colors, and not exotic nontraditional varieties, such as white, tan, cream, chocolate brown, glazed, or spray painted to resemble used brick.

Brick may be painted if the entire exterior surface of the brick and related mortar is painted the same color.

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Brick may be painted if the entire exterior surface of the brick and related mortar is painted the same color.

Drive-throughs, Drive-ins and Drive-ups

A drive through must be part of a larger development plan. Stand-alone buildings with drive-through facilities are not permitted.

Canopies are not permitted unless design is complimentary to the design of the building.

Any drive-throughs, drive-ins, and drive-ups shall be located in the rear of the structure or on a side not visible from the public right-of-way. Ingress to and egress from drive-throughs, drive-ins, and drive-ups shall be from the parking lots at the rear of the structure. All access drives shall be located as far as possible from existing intersections.

Drive-through lanes are to be separated from other off-street parking areas. Individual lanes shall be curbed or otherwise distinctly delineated. Stacking spaces and lanes shall not impede any on- and off-site traffic

N/A

movements.

Drive-throughs are limited to one window and may only have one drive-through lane, except for banks, which may have two drive-through lanes.

The signage for a drive-through window shall be limited to 30 square feet and attached to the building. The signage shall not display any advertisement but only the services rendered at the drive-through. A freestanding sign may be permitted with landscaping that conceals it from any public right-of-way.

The hours of operation of a drive-through may be limited by the Planning Commission. The Planning Commission shall consider the proximity of residential districts, schools, churches, parks, playgrounds, and other uses different from the proposed use.

Hours of Operation	A maximum of 18 hours per day.	N/A
Colors	Colors selected from the Sherwin-Williams "Heritage Colors" series, the Coronado "Chesapeake Bay Restoration Colors" series, and the Benjamin Moore "Historical Color Collection" series are pre-approved.	Colors selected from the Sherwin-Williams "Heritage Colors" series, the Coronado "Chesapeake Bay Restoration Colors" series, and the Benjamin Moore "Historical Color Collection" series are pre-approved.
Garages	No above grade garages are permitted.	Garages must be set back a minimum of 4 feet from the front facade of the dwelling building unit. No garage door facing a street shall be larger than 9 feet in width. There shall be no more than 2 adjacent garage doors facing the street.
Lighting	All lighting shall be natural in appearance (approximate spectrum of sunlight), with a maximum level of 25 footcandles anywhere on the site. <u>Light trespass measured on contiguous residential property shall not exceed 0.1 footcandles.</u>	All lighting shall be natural in appearance (approximate spectrum of sunlight), with a maximum level of 25 footcandles anywhere on the site. <u>Light standards in residential areas shall not exceed 16 feet in height.</u>

Light standards in non-residential areas shall not exceed 25 feet in height.

Lighting for security, walkways, roadways, and parking lots shall only use shielded light fixtures. Parking area lights should be “full cutoff design” or have shields such that they do not put any light above the horizon and will be mounted to not shine on roadways and neighboring properties.

For commercial and industrial uses, light fixtures shall be equipped with automatic timing devices that turn off or reduce lighting during non-operating hours.

Light fixtures used to illuminate objects mounted on pole, pedestal, or platform shall use a narrow beam of light that shall not extend beyond the illuminated object.

Other upward directed architectural, landscape, or decorative light emissions shall have at least 90% of distribution pattern within the profile of the illuminated structure.

All other outdoor lighting shall use shielded light fixtures.

Flickering or flashing lights are not permitted except for holiday decorations.

All lighting shall meet the Village of Granville Exterior Lighting Guidelines.

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Use of Details

Building and lighting details should be appropriate to the scale, overall design concept and style of the building and its environment.

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Landscaping and Pedestrian Environment Enhancement

In addition to the landscaping requirements for parking areas, there shall be landscaped areas equal to 20 sq ft per 1000 sq ft of building ground coverage. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches, or other materials designed and located to be complementary to the overall architecture.

In addition to the landscaping requirements for parking areas, there shall be landscaped areas equal to 20 sq ft per 1000 sq ft of building ground coverage. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches, or other materials designed and located to be complementary to the overall architecture.

Plants should be used for positively accentuating and highlighting the architectural details of structures, and the surrounding land.

Elements which contribute to the quality of the pedestrian environment are preferred. Included among these may be benches, water fountains, seating areas, arcades, awnings or canopies.

Reasonable and good faith efforts shall be made to preserve existing trees and tree rows where feasible in setback and preservation areas.

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Display of Merchandise

The outdoor storage and display of merchandise on sidewalks or plaza areas is prohibited except when a temporary activities permit has been issued.

(b) Traffic Requirements. A traffic and parking system plan shall be shown that details points of ingress and egress into the property, public and private drives, parking areas and pedestrian walkway areas. The plan shall be so designed to minimize conflict points between pedestrian and vehicular movement while maintaining ample and safe walkways and pathways. The Commission shall not approve the plan unless they find the plan provides adequate ingress and egress and does not adversely impact traffic patterns nor increase traffic usage of municipal streets to the detriment of the safety and welfare of the public.

1173.04 PLAN APPROVAL REQUIRED.

An application and plan is required for all new construction, exterior modification or structural alteration in the Suburban Business District.

The application and plan shall show the following:

(a) Drawings sufficient to determine adherence to the requirements of the Zoning Ordinance, including: all proposed and neighboring structures shall be located, and the drawings shall delineate the type, color and nature of materials used as well as show square footage, tenant types and expected entrance(s), service and pedestrian areas for the plan, and floor plans and elevations. A sample of exterior materials to be used in the proposed project shall be included. ~~as determined necessary by the Planning Commission (except in the case of brick and natural or cultured stone where samples are always required).~~

(b) Traffic Concept. All points of ingress and egress ~~into~~ **onto** public roadways and the overall traffic distribution scheme shall be shown, indicating traffic flow patterns and traffic control points. The criteria that must be followed includes:

(1) Combined curbcuts, especially for any uses that are incorporated in a commercial development;

- (2) Minimization of conflict points between auto and pedestrian traffic to include adequate design and demarcation of pedestrian walkways and bikeways from parking and/or driveway areas;
 - (3) Service traffic separation from customer and commuter traffic;
 - (4) Service drives or other such improvements may be required if area traffic conditions warrant.
- (c) Parking and Utilities. The proposed provision of all utilities, storm drainage retention and/or detention, trash collection systems and the lighting system shall be specifically detailed. A detailed parking layout shall be shown to include the following:
- (1) Number of spaces indicated by total number of on-site spaces and to be summed by row;
 - (2) Access points and expected movement through and between separate parking areas;
 - (3) Expected pedestrian access routes from parking areas to structures.
- (d) Landscaping. All proposed site landscaping shall be indicated as to type and size of material to be used, proposed locations, and other features.
- (e) A site analysis plan which includes and identifies, at minimum, basic topography, existing vegetation, location of wetlands (as defined in Section 404 of the Clean Water Act and federal regulations implementing that section), 100-year floodplains, slopes exceeding twenty-five percent (25%), soils subject to slumping as indicated on the medium-intensity maps contained in the county soil survey published by the USDA Natural Resources Conservation Service, land required for street rights-of-way, and land under or required for the purposes of this plan to be under permanent easement prohibiting future development (including easements for drainage, access, and utilities), and historical sites, structures, and plantings.
- (f) Any other plans determined necessary by the Planning Commission for assessing conformance to this Chapter 1175.

1173.05 PROCEDURE FOR APPROVAL.

- (a) Application for a Zoning and Architectural Permit in the VGD shall be submitted with eight complete copies of the required plan (except for any required samples of exterior materials where only one sample of each material is required), to the Zoning Inspector. Applications must be completed in order to be processed. However, partial processing of an application by the Village does not eliminate the requirement for providing further information as necessary to meet the review as described in this Chapter 1173. The time frames as established in Section 1141.05 shall be applicable.
- (b) After staff review and recommendations, the application and plans shall be forwarded to the Planning Commission for hearing. The Commission may request additional information from the Zoning Inspector in order to make its recommendation. In determining the

acceptability of the site plan, the Commission shall consider all of the requirements in the development standards and design guidelines of Section 1173.03.

(c) In the case of an application for one or more conditional uses and/or applications involving one or more variances, after the hearing and consideration, the Commission shall, either with or without application modifications, approve the application contingent on the applicant obtaining the approval, under the application as contingently approved by the Commission, of the Board of Building and Zoning Appeals of any conditional uses(s) and variance(s), or deny the application. In all other cases, after the hearing and consideration, the Commission shall approve or deny the application, or approve with modifications.

(d) Where necessary to accommodate individuality and creativity in site design, or where conformance with the strict requirements of this Chapter is not feasible on a particular property, the Planning Commission may recommend and the Village Council may modify the requirements of this Chapter in reviewing and approving the development plan, provided that the physical improvements, features, or landscaping that the applicant proposes to install on the site are equivalent in effectiveness to the requirements of this Article.

(e) Thereafter, the Zoning Inspector shall issue or refuse to issue a Zoning and Architectural Permit. In all circumstances, the site plan shall be considered a condition of approval of the application. Construction must start within twelve months and be completed within twenty-four months from the date of final approval. With approval of the Commission, subsequent minor modifications of the approved site plan may be made, provided such changes do not alter the essential character, as determined by the Commission, of the original plan as approved. If the Commission determines that such changes are significant, the site plan shall be resubmitted to the Commission for approval as a new application. Any new construction, exterior modification or structural alteration to existing structures which proceed prior to final approval of the site plan shall be deemed to be an abatable nuisance.

(f) Appeals. Appeals from decisions of the Commission on an application for site plan approval may be had as provided in Chapter 1141.”

Section 2. Section 1189.03 of the Codified Ordinances is hereby amended to include the following:

“Village Gateway District (VGD) means the zoning district as established in Chapter 1173 of the Granville Codified Ordinances, which designates areas, as shown on the Official Zoning Map, and to which the applicable regulations and provisions govern the properties within the district.”

Section 3. Table 1189-B (Design Standards) of the Codified Ordinances is hereby amended to include the following:

Sign Type	VGD
General Provisions	1. The maximum number of colors in any sign is three. 2. Unless otherwise stated in a specific district, neon signs shall not be permitted. 3. Unless otherwise stated in a specific district, internal illumination of a sign is not permitted.

	<p><u>4. The external lighting for signage is to be approved by Planning Commission. Externally illuminated signs shall comply with the following requirements:</u></p> <p><u>a. Top mounted light fixtures shall be preferred; and shall be shielded.</u></p> <p><u>b. When top mounted fixtures are not feasible, illumination from other positioned light sources shall be restricted to the sign area.</u></p> <p>4. The maximum total square footage of all signs on any zone lot will be calculated as 1 square foot of signage per 100 square feet of gross lease area.</p> <p>5. Changeable copy signs are not permitted.</p> <p>6. Animated signs are not permitted.</p> <p><u>7. Signs made of natural materials are encouraged and should be incorporated into the architecture of the building.</u></p>
<p>Freestanding Signs A. Residential⁶</p>	<p>1. Permitted with no commercial message. 2. Maximum size is (4) square feet.</p>
<p>B. Incidental⁷</p>	<p>1. Permitted with no commercial message. 2. Maximum size is (4) square feet. 3. Maximum height is 4 feet. 4. Maximum number is 4 per zone lot.</p>
<p>C. Freestanding</p>	<p>1. Permitted. 2. Maximum size is (18) (24) square feet, <u>provided, however, that the maximum size for freestanding signs along Main Street and Route 16 shall be (40) square feet.</u> 3. Maximum height is 12 feet. 4. Maximum number is one per zone lot. <u>5. A freestanding sign may list multiple tenants.</u></p>
<p>Building Signs A. Building Marker⁸</p>	<p>1. Permitted. 2. Maximum size is (6) square feet. 3. Must be cut or etched into stone, masonry bronze or similar material.</p>
<p>B. Canopy</p>	<p>1. Permitted. 2. Maximum size is (6) square feet or 25% of the surface area of the canopy, whichever is less. Sign is limited to valance face only. 3. The maximum number is one per business. 4. Maximum number of colors is one in addition to the canopy color.</p>
<p>C. Identification⁹</p>	<p>1. Permitted. 2. Only name and address permitted.</p>

	3. Maximum size is to be 4 square feet.
D. Marquee ¹⁰	1. Not permitted.
E. Projecting or Suspended ⁵	1. Permitted. 2. Maximum size is (10) square feet. 3. Maximum number is one per business. 4. Maximum height is 14 feet.
F. Wall Sign	1. Permitted. 2. Maximum size is (4.5) (1.0) square feet per (1.5) lineal feet of building frontage. 3. Maximum number is one per building. <u>However, a building with multiple street frontages shall be allowed one sign on each side facing a public street up to a maximum of three such signs per building.</u> 4. Building signs must be incorporated into the architecture of the building.
G. Window Signs	1. Window signs are permitted in the first floor windows only. 2. Window signs shall not exceed 15% of the window area and in no case exceed 8 square feet. 3. Neon window signs may be permitted if they are considered artful and used to identify the business enterprise and do not exceed 4 square feet. 4. Neon window signs, which advertise products sold by a business, or services given are not permitted.
H. Sidewalk Signs	1. Permitted with GPC variance only.
I. Deviations	<u>1. A deviation from these sign regulations may be recommended by the Planning Commission where appropriate to the integrity of the development plan.</u>

Section 4. This Ordinance shall take effect from and after the earliest period allowed by law.

PASSED this ____ day of _____, 2007.

Melissa Hartfield, Mayor

ATTEST:

Mollie Prasher, Village Clerk

APPROVED AS TO FORM:

D. Michael Crites, Law Director