

BOARD OF TRUSTEES

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www.piercetownship.org

**PIERCE TOWNSHIP ZONING COMMISSION
PUBLIC HEARING (Zoom)**

6:30pm

TUESDAY July 7, 2020

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/85715198088?pwd=YTVVR1NWNGFKeDRLcC9VemRKKzd1QT09>

Meeting ID: 857 1519 8088

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+1 646 558 8656 US (New York)

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Password: 079824

Find your local number: <https://us02web.zoom.us/j/85715198088?pwd=YTVVR1NWNGFKeDRLcC9VemRKKzd1QT09>

I. Call to Order: Dick Schuler, Chair of Zoning Commission

1. Congratulations to the Newest Full Zoning Commission Member: Susan Frede
2. Roll Call:
3. Pledge of Allegiance
4. Approval of Meeting Minutes: March 3, 2020

II. Instructions from the Chair:

- Anyone who wishes to speak during this Public Hearing (applicant, staff, and the public) must be sworn in. We will allow the public to speak at the appropriate time during this hearing following receipt of the staff report, presentation and questions from the Trustees.
- Oath taken by all attendees and staff wishing to speak during this hearing.

III. New Business (Public Hearing):

1. ZC2020-02 – An application to adopt the Village Comprehensive Plan, including Text and Map Amendments to the Pierce Township Zoning Resolution and Zoning Map, respectively.

- a. Staff presentation
- b. Discussion by the Commission
- c. Open Public Comment
- d. Close Public Comment
- e. Additional Discussion by the Commission
- f. Motion to approve/deny/approve with modification(s) the application to adopt the Village Comprehensive Plan, including Text and Map Amendments to the Pierce Township Zoning Resolution and Zoning Map

IV. Additional Business:

V. Motion to adjourn:

VI. Meeting adjourned at:

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Zoning Commission
Regular Meeting
Meeting Minutes
March 3, 2020
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:30 p.m., on Tuesday, March 3, 2020, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chair Dick Schuler called the meeting to order. Board members answering roll call: Ms. Karen Rebori, Mr. Dick Schuler, Mr. Jeff Stitt, Mr. Stan Shadwell, Ms. Donna Cann, Ms. Susan Frede, Alternate, and Mr. Ryan Campbell, Alternate. Township personnel who were also present: Mr. Eddie McCarthy, Planning & Zoning Administrator and Mrs. Laura Waczovszky, Administrative Assistant & Assistant to the Planning & Zoning Administrator & Service Department Director.

APPROVAL OF MINUTES

Approval of Minutes – February 4, 2020 – Regular Meeting

Mr. Stitt made a motion, seconded by Ms. Cann to approve the minutes of the February 4, 2020, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

NEW BUSINESS – CASE ZC2020-001 GLEN MARY PARK (FINAL DEVELOPMENT PLAN)

Mr. McCarthy presented his presentation on the application for a Final Development Plan to construct 65 single family dwellings and 96 multifamily condominium units on Tax Parcel ID #'s (290109.128 and 290109.040) submitted by Beaver Creek Interests, LLC, and owned by Glen Mary Partners, LLC Pierce Township, Ohio.

Mr. McCarthy spoke about the proposal: The subject properties are located along the western side of the intersection of Glen Mary Drive and Pond View Drive, Pierce Township, OH and are presently configured in two (2) lots, totaling approximately 35.37 acres in area. The subject property is zoned R-PUD (Residential Planned Unit Development - Amelia) and is abutted by B-1 Zoned Commercial property along the north and east, while it abuts a mix of residentially utilized Transitional Residential (TR) and Single Family Residential (SFR) zoned properties to the south and west. The applicant is proposing to construct 65 single family dwellings and 96 multi-family condominium units within 24 buildings (non-rental units), along with 9.66 acres of open space (28.3%). The development is proposed to be constructed in two phases (per the development plans), beginning in May of 2020. As proposed, the single family dwellings appear to be proposed as between 1,635 sq. ft – 2,546 sq. ft in area (approx. \$275,000 - \$325,000 price points per discussion with Mr. Ed Farruggia), while the condominium units are

proposed with a size range (1,125 sq. ft for the single story units – 1,900 sq. ft for the two story units), at an approx. low – mid \$200s price point. The properties are proposed to be served by Clermont County Sewer and Water, while stormwater is proposed to be managed on site by two (2) stormwater retention/detention facilities (to be managed by the Homeowner’s Association). The applicant proposes to construct approximately 2,213 linear feet of public roadway to be dedicated to the Township (including the extension of Glen Mary Drive to the south that will serve the single-family residential units proposed. The remainder of the development will be served by a private roadway within the multifamily condominium section, to be maintained by the Homeowner’s Association. The public roadway sections will have sidewalks on both sides of the road, while the condominium section will have sidewalks on only one side. All sidewalks are proposed to be maintained by the Homeowner’s Associations (2 proposed; 1 association for the multifamily and single-family sections, respectively.) The applicant proposes to dedicate a 50’ easement (future roadway) and pedestrian easements to the Township, as illustrated on the Final Development Plan.

The Board asked about a fire access road, maintenance of retention/detention pond(s) & size of roadway, Naegele Road access, Pond View Road access to Oak Street, on street parking, fences, material for the second access road (fire access), wedge area maintenance; pricing for SFR/MFR, living space, street lights, 50 ft easement, maintenance of trees, traffic study, architectural standards, accessory structure(s), number of phases, number of builders, what does the HOA maintains, and driveways.

Mr. Doug Smith from McGill Smith Punshon talked about the second fire access road, increased entrance radii, width of roadway, roundabout, natural buffer, on street parking; add signage, utilities; underground, and movement of building. Mr. Ed Farruggia talked about price ranges, roundabout, number of phases, number of builders, street lights, greenbelt easement, landscaping, and material used to build SFR/MFR.

Mr. Nick Selhorst from Choice One Engineering talked about the traffic study, phases, no access to Oak Street & Maple Street from Premier property.

MOTION

Ms. Cann made a motion, seconded by Mr. Stitt to approve the final development plan with all conditions below:

1. All easement areas, including easements to be granted to the Township shall be maintained by the HOAs.
2. The wedge area, described above, as created by the proposed access easement must be maintained by the HOA, as applicable.
3. Agreements regarding easement dedication must be submitted.
4. Shapefiles are required for easements proposed.
5. A turnaround is to be installed in sections where dead-end streets are created due to construction not commencing within 1 year.
6. Approval conditions are to be placed on the Final Development Plan.
 - a. Including maximum heights for accessory and primary structures, as well as fences
 - i. Accessory Structures: Applicant to use Pierce Township accessory structure standards, as of 3/3/3020)
 - ii. Fences: Applicant to use Pierce Township fence standards, as of 3/3/3020)
7. The applicant must comply with all federal, state and local regulations.
8. Architectural Standards: 60% of building facades are to be stone, brick, masonry, concrete composite or hardie board.
9. The fire access surface is to be designed in conjunction with review and recommendation from the Fire Chief (Pierce Township).

Roll call on motion: All aye.

NEW BUSINESS – CASE ZC2020-002 AMELIA AMENDMENTS

Mr. McCarthy presented case ZC2020-002 Amelia Amendments to the Village Comprehensive Plan, including Text and Map Amendments to the Pierce Township Zoning Resolution and Zoning Map. Mr. Keating talked about conditional use permits and feels conditional use permits should go through the Zoning Commission but Mr. McCarthy spoke with Jay Stewart and confirmed that the conditional use permits ordinarily go through the Board of Zoning Appeals.

The Board asked about parcels in both Pierce & Batavia Townships, other items found that need to be removed, next steps, minimum dwelling size, parking & vehicle storage, accessory uses, vertical mixed-use, and guidelines on architectural standards.

MOTION

Ms. Rebori made a motion, seconded by Ms. Cann to initiate an application to adopt the Village Comprehensive Plan including text and map amendment to Pierce Township Zoning Resolution, zoning map respectively pending additions modifications, and changes. Roll call on motion: All aye.

ADJOURNMENT

At 8:33 p.m., Mr. Stitt made a motion, seconded by Ms. Cann that the Regular meeting be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on _____:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date



April 29, 2020

Eddie McCarthy
Pierce Township
950 Locust Corner Road
Cincinnati, Ohio 45245

CLERMONT COUNTY PLANNING COMMISSION | TUESDAY, APRIL 28, 2020

REQUEST: Pierce Township Zoning Text Amendment Case ZC2020-002
Adoption of the former Village of Amelia Comprehensive Plan, Text Amendments and Map Amendments.

At its regular meeting held **Tuesday, April 28, 2020**, the Clermont County Planning Commission voted to **RECOMMEND APPROVAL** Pierce Township Case ZC2020-002 for adoption of the former Amelia Village Comprehensive Plan and following Text and Map Amendments, as initiated by the Pierce Township Zoning Commission.

A copy of the staff report is attached. Please feel free to contact me if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Taylor R. Corbett", is written over a horizontal line.

Taylor R. Corbett, Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904

File



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2020

Pierce Township Case ZC2020-002

APPLICANT: Pierce Township Zoning Commission
950 Locust Corner Road
Cincinnati, OH 45245

REQUEST: Pierce Township Zoning Text Amendment Case ZC2020-002
Adoption of the former Village of Amelia Comprehensive Plan, Text
Amendments and Map Amendments.

PROPOSED TEXT AMENDMENTS: See attached Exhibit A.

STAFF ANALYSIS:

Due to the 2019 November election and the vote to dissolve the former Village of Amelia, Pierce Township Zoning Commission made a motion to initiate the adoption of the Village of Amelia Comprehensive Plan, as well as the following zoning amendments, including the Text and Map Amendments referenced in this report. *(please see attached Exhibits: Village Comprehensive Plan dated April 6, 2000, Schedule of Modifications, Pierce Township Zoning Map, Historical Amelia H/A Boundary,)*

The proposed changes to the Pierce Township Zoning Resolution include:

1. *Adoption of the "Village Comprehensive Plan";*
2. *Updates to the official Pierce Township Zoning Map; (more than 10 parcels)*
3. *Historical Amelia H/A Boundary;*
4. *Amelia Neighborhood Zoning Regulations; (Article 17 – Article 27)*
5. *Modifications to the existing Pierce Township Zoning Resolution:*
 - a. *Article 2: Administrative Roles and Authority; Conditional Use Permits*
 - i. *Table 2.02-01: Summary Table of Review Bodies*
 - b. *Article 3: Conditional Use Permits*
 - c. *Article 3: Pierce Township Site Plan Guidelines*
 - d. *Article 4: 4.06 C) 19.05-01 Table Referenced*
 - e. *Article 5: 5.05 D) 1) Reference to applicable tables*
 - f. *Article 9: 9.03 Architectural Design Standards for Nonresidential Buildings*
 - g. *Article 10: Landscaping and Buffering (Table)*
 - h. *Article 12: Sign Regulations*
 - i. *Article 15: Definitions*

The proposed text amendments appear not to be in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety.

RECOMMENDATION:

Based on staff's analysis, a recommendation to move to **RECOMMEND APPROVAL** of Pierce Township Case ZC2020-002 for adoption of the former Amelia Village Comprehensive Plan and following Text and Map Amendments, as initiated by the Pierce Township Zoning Commission.

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June 29, 2020

Pierce Township Zoning Commission
950 Locust Corner Road
Pierce Township, Ohio 45245

Re: ZC2020-002; Zoning Amendment(s) – Amelia Neighborhood

Dear Zoning Commission,

As a result of the November 2019 vote to dissolve the former Amelia Village, which left the Amelia Neighborhood without a zoning framework, the Township has begun the process to implement a zoning regulatory framework based upon the former Amelia Village Comprehensive Plan.

Enclosed, you will find a copy of the proposed Village Comprehensive Plan, Text and Map Amendments to the Pierce Township Zoning Resolution and Zoning Map, respectively, as well as the “Schedule of Modifications” which has been included to help provide more clarity on specific issues.

The Amelia Neighborhood Regulations specifically begin with Article 17 and will be appended to the existing Pierce Township Zoning Resolution. The Pierce Township Zoning Map will continue to function as the official zoning map for Pierce Township, which will now include the Amelia Neighborhood Zoning Districts. Further, the former Amelia Village Comprehensive Plan is to be adopted, so as to facilitate development and serve as a guide to staff and the community et.al regarding the Amelia neighborhood.

In accordance with 3.06 of the Pierce Township Zoning Resolution:

At their March 3, 2020 meeting, the Pierce Township Zoning Commission made a motion to initiate the application to adopt the Village Comprehensive Plan, as well as the Zoning Amendments, including the Text and Map Amendments enclosed therein and as listed, below. At their April 28, 2020 meeting, the Planning Commission voted to recommend approval of the foregoing, with the exception of “6”, below:

- 1) “Village Comprehensive Plan”; former Amelia Village, Ohio
- 2) Pierce Township Zoning Map (More than 10 parcels) – Updates the Official Map
- 3) Historical Amelia H/A Boundary
- 4) Amelia Neighborhood Zoning Regulations, beginning with Article 17
- 5) Existing Pierce Township Zoning Resolution modifications:
 - a. Article 12: Sign Regulations
 - b. Article 2: Administrative Roles and Authority; Conditional Use Permits (CUPs)
 - i. Table 2.02-01: Summary Table of Review Bodies
 - c. Article 3.09 Conditional Use Permits
 - d. Article 15: Definitions

- e. Article 10: Landscaping and Buffering (Table)
 - f. Article 3.04 (Pierce Township Site Plan Guidelines)
 - g. Article 5.05 D) 1) (Reference to applicable tables)
 - h. Article 9.03 Architectural Design Standards for Nonresidential Buildings
 - i. Article 4.06 C): (19.05-01 Table Referenced)
- 6) Upon subsequent review, staff has determined that the following non-material modifications need to be made:
- a. The word “Ordinance” should be removed and replaced with the word “Resolution”, as applicable.
 - b. The headers need to be formatted so as to succinctly identify the proper references.

Sincerely,

Eddie F. McCarthy, Planning & Zoning Administrator
cc: Zoning File

Schedule of Modifications

General Changes:

- 1) The B-1 and B-3 Business Districts have been combined into a single district called, Amelia Suburban Business District (AS).
- 2) The B-2 has been renamed, Amelia Neighborhood Business District (AN)
 - a. The AN District has been formulated to more closely resemble the "Pierce Neighborhood Business District" by way of the Main Street Business District envisioned in the Comprehensive Plan. and the AS District most closely resembles the Pierce General Business (GB). This transition also takes into account the importance of maintaining as many of Amelia's specific qualities as possible while reflecting appropriately on the Amelia Land Use Plan.
- 3) The Amelia Public Institutional District (API) has been created and proposed to be overlaid upon the Groh and Spencer Shank Parks, as well as 58 Maple Street (Library) and 7 S Kline Ave (Post Office).
- 4) The parcel located at 19 Oak Street has been deemed a strategic lot by staff and is recommended to be zoned AN. This would allow public uses, commercial etc but takes into account that the lot is located within the Downtown Overlay and is a critical part of the central Amelia Neighborhood.
- 5) The Residential Planned Unit Development District is being recognized as it presently exists but moving forward, the PUD process will follow Pierce's documents.
 - a. PUD's approved prior to the Historical Amelia Resolution and has not already expired will continue to be honored for a period of 2 years.
- 6) The R-3 District which is not on the Zoning Map has been removed as a district, due to redundancy. The R-3 is not substantively different than the R-1 District.
- 7) Parking and vehicle storage regulations have been updated to use Pierce Township Regulations for ease of administration, as the standards are very similar:

Amelia Regulations: Maintained a zero tolerance policy within Amelia for "unlicensed vehicles" remaining on site, unless within an enclosed structure 152.084; however a later chapter maintained a 2 week period during which disabled vehicles may remain on site 152.124.

Per 11.10 Pierce: One junk vehicle may be temporarily parked on a paved driveway in any yard, for a period of up to five days during a single month for the purposes of temporarily holding the vehicle until it can be transported off site or to storage, or to allow for a temporary time period for repairs.

Amelia Regulations: Permitted "any recreational vehicle" to be parked in the driveway up to 24 hours and thereafter must be behind the front line of the house. (Utility Trailer Definition)

Pierce Township Zoning Commission
Amelia Neighborhood Addendum
March 3, 2020

Amelia Regulations: May store "no more than 2" rec vehicles behind the front line of the house. (Utility Trailer Definition)

Per 11.07 Pierce maintains a tiered system 1, 2 or 3 recreational vehicles based upon acreage (0-.99 = 1), (1.00-4.99 = 2) and (5 + = 3). The vehicles must be parked in the side or rear yard(s) and at least 5' from lot lines.

Further, per 11.08, Pierce prohibits the storage or parking of heavy trucks and equipment etc in residential districts.

Amelia Regulations permit "infrequent and short term" parking of said vehicles in residential area(s). 152.326

8) Landscaping and Buffering is limited regarding specificity. Reference is now made directly to Pierce Township's Article 10; 10.05-1 TABLE in Pierce Twp has been updated

a. Comp Plan Compliance – V-1 Village Quality of Life: Objectives 3, 4, V-2 Land Use, Zoning and Development; Objective 5

9) Temporary Uses and Structures added to the Use Tables and cross referenced with Article 9.02

10) Accessory Uses (Residential and Non-Residential Uses)

a. Setbacks changed to 5' from 10' and all lot coverage and height restrictions will also match Pierce

11) Sexually Oriented Business Changes

a. Amelia: Permitted in the B-3. Changed to only being permitted in the Amelia Industrial (AI).

b. Sexually Oriented Businesses changed from 600' foot restriction (distance to schools, public park, religious institution etc) to 1,000'.

c. Distance in Amelia was measured to Residential Districts while distance in Pierce is measured to "Residences".

12) Signage

a. Generally, the Amelia districts have been blended into the Pierce Regulations. The Amelia rates (1 square foot per 1 linear foot for wall signs in business districts etc) will remain but general regulations will default to Pierce.

b. Process will remain the same as Pierce.

Pierce Township Zoning Commission

Amelia Neighborhood Addendum

March 3, 2020

- c. The existing Amelia sign standards as it relates to: Sign face area, sign height, number of signs permitted and location of signs on a specific lot will remain the same. These standards apply to pole signs, ground mounted signs, wall signs and window signs currently located or proposed on former Amelia parcels. We kept the same minimums / maximums intact to serve as a transitional measure.
- d. Temporary sign standards will remain the same.
- e. Staff is proposing to use the existing Amelia text as it relates to the loss of legal non-conforming use status for signs located on former Amelia parcels. Currently, Pierce Township has a requirement that two years of discontinued use must exist before the non-conforming use status is lost. By contrast, Amelia provides for a period of 6 months of discontinued use before losing the non-conforming use status.
- f. Staff is also proposing a few additions to our existing sign chapter:
 - i. Sign Illumination Standards. We added standards pertaining to sign illumination. This includes regulations to address future LED and LCD signs. The current Pierce Township addresses sign illumination standards in a minimal fashion, so we are proposing to bolster that section of the chapter in lieu of waiting a few years for the zoning resolution update to occur.
 - ii. Zoning Permit Requirements for a sign application. Our current sign chapter provides minimal process and direction for processing and reviewing a sign application. We have added some basic sign permit review text to better define the process and what is required.

13) 20.04 Required Trash Areas section has been updated to reference details regarding enclosures required, provision for access and the entry gate framing material to ensure durability. Wood, brick, stone, aluminum, durable synthetic material or other masonry material(s), not including chain-link fencing are required.

14) Unlisted Uses Section added into 17.09 D) – BZA can make the determination

15) Definitions updated to include Adult Motel and Escort Agency

Specific Changes to the Non-Residential Districts include:

16) Site Plans: Amelia reviews have been changed to an Administrative Review, while Site Plans within the Downtown Overlay will remain as Zoning Commission review

17) Site Plan review package adopted and established within 3.04 3) per amendment (attached). This includes Traffic Impact Analysis threshold of 100 vehicle trips; compared to Amelia which does not have a threshold.

a. Location of Available Information in (3.04 B) 3) swapped with the Pierce Township Site Plan Guidelines (3 to 4)

18) 9.03 of the Pierce Township Zoning Resolution has been updated to reflect that the Architectural Standards do not apply in Amelia, except where applicable.

19) Auto body repair, automotive sales/washing et.al have been removed from the Amelia Neighborhood Business District to more clearly comply with the intent, purpose and vision of the

Pierce Township Zoning Commission

Amelia Neighborhood Addendum

March 3, 2020

Amelia Land Use Plan. The plan specifically recommends that the "Main Street Business District" provide retail, services and "vertical mixed-use" while prohibiting drive throughs, vehicle sales, auto washing etc. (VI-5)

- 20) Active Parks and Recreation added into AN District in accordance with Goals and Objectives 1. Village Quality of Life Objective(s) "6. Establish small neighborhood greens and tot-lots wherever possible, integrated with the village neighborhoods." (V-2)
- 21) Agricultural Uses enabled throughout the neighborhood in accordance with Pierce Twp.
 - a. 1,000' restriction on the keeping of fowl and similar remains in the R-1 (more stringent than Pierce).
 - b. The keeping of fowl and farm animals etc in the R-2 must comply with all relevant Agricultural Regulations as applicable in the ORC. The keeping of fowl and farm animals not permitted unless on a farm (over 5 acres etc), as Townships are not able to regulate.
- 22) "Big Box" 25,000 sq. ft intensity threshold added (Moves from Permitted by Right to CUP in the AN and AS), Educational Institutions and Religious facilities moved from By Right to CUP in the AN and PC in the AS. Modification in accordance with the Goals and Objectives 2. Land Use, Zoning and Development Objective(s) 5. "Encourage compatibility of commercial uses with neighboring residential areas, by appropriately controlling the intensity, character and scale of non-residential uses, and by requiring effective buffering." (V-2)
- 23) Hotels and Motels moved from (Permitted By Right) in the AN to CUP.
- 24) Drive Throughs in the AN have been limited to a CUP in accordance with the Land Use Plan. The Main Street Business District (referenced on VI-5) recommends limiting drive throughs in the core along Main Street etc. The AN is a hybrid that incorporates many of the attributes of the Main Street Business District.
- 25) Industrial Uses removed from the AN and AS Districts. Warehousing and Wholesale Commercial uses removed from the AN and limited in the AS.
- 26) Museums moved from Permitted By Right to Permitted with Conditions and potentially a CUP based upon occupancy (AN, AS and API).
- 27) Churches and similar gathering uses with capacity over 100 capped in the AN and (over 100 capacity) moved to CUP in AS (from Admin in B-2)
- 28) Residential uses are permitted above the first story within the Amelia Neighborhood Business District. Multi-Family (3 Dwelling Units + require a CUP in this District). *Section 5(Goals and Objectives 7. Village Center Goal: Establish a Village Center, where civic, commercial, office and residential uses are integrated with public spaces and amenities to create a focus for the community." (V-6).*
- 29) The Amelia Suburban District combination enables more auto oriented business offerings to be allowed along the outer boundaries of Amelia while also enabling staff, developers and residents greater clarity by removing redundancies. This district is influenced largely by the "General Commercial" (GC) outlined in the Amelia Land Use Plan. (VI-6)
- 30) Single Family Dwellings have been removed as a Permitted Use in both the AN and AS districts.
 - a. Provision for 25% expansion has been added to the Non-Conformity Section.
- 31) Industrial uses have been removed from both the AN and AS Districts and placed within the Amelia Industrial (AI).
- 32) Minimum Lot Frontage: 25' set for the AN, AS and PI, and 50' for the AI
- 33) Construction Contractor added as a use category due to the ambiguity present in the Amelia Resolution and the need for clarity and standards. Permitted in the AS and AI. (See below)
- 34) Contractor or Construction Sales and Rental

Pierce Township Zoning Commission
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March 3, 2020

- a. Removed from the "B-2" now known as the Amelia Neighborhood District.
 - i. For reference, this use is not allowed in the Pierce NB or GB, only in the Industrial.
 - b. Permitted with conditions in the Amelia Suburban and Amelia Industrial.
 - c. Conditions added as 20.37:
 - 1) Storage of debris, supplies and/or equipment may not be located in any front yard.
 - 2) Debris and supplies may not be piled at a height exceeding 6'.
 - 3) All storage shall be enclosed within a 6' tall opaque fence or wall.
- 35) Retail Commercial use standards updated to comply with the Comprehensive Land Use Plan. These uses are permitted but must obtain a Conditional Use Permits once they reach a 25,000 sq. ft threshold. A prominent theme in the Plan is to maintain and enhance the rural character of the Amelia community. This does not mean that big box retail is not permitted but specific conditions on design, layout and similar are important considerations. *Guiding Planning Principles "Avoidance of big-box buildings" (V-13)*
- a. 20.27: Big Box
Retail Uses of 25,000 sq. ft and larger are required to obtain a Conditional Use Permit (AS and AN).
- 36) Non-Residential Accessory Use section 5.05 D) 1) updated to cross reference appropriately with Amelia Accessory Use Table(s)

Some Specific Changes to the Residential Districts include:

- 37) R-1 and R-3 combined into R-1 and the R-2 remains.
- 38) R-1 District retains Amelia character by restricting non-residential uses, while the R-2 permits some more intense uses such and Religious Uses, Educational Facilities.
- 39) Hospitals in the R-2 move from being Permitted By Right to PC. The intensity in the R-2 is capped at 100 person occupancy and must be at least 200' from residential district dwellings.
- 40) Multi Family has been taken out of the R-2, as the Multi Family Land Use designation is not present on applicable parcels at the time.
- 41) Existing multi-Family in the R-2 have been addressed via modified Non-Conforming regulations allowing reconstruction in the event of severe unforeseen events. (Article 25)
- 42) The Multi Family Standards have been changed to match the Pierce MFR. (Density changed from 12/acre to 8/acre) for example.
 - a. Density changed from 12 to 8 per acre and the statement "for more than one structure per tract or lot", removed.
 - b. The smallest multi family unit that may be constructed is 800 sq ft, an increase of 100 sq. ft from 700 sq. ft.
- 43) Minimum Lot Frontage is set at 25' for R-1 and R-2. Previously no minimum existed.
- 44) Lot width at the building line for the R-2 is set the same as the TFR (85').
- 45) Maximum Building Height (Not referenced in the R-1) set at 35' for Single Family and Two-Family Structures I the R-1 and remains 45' in the R-2. *Section V 5. Housing and Neighborhoods*

Pierce Township Zoning Commission
Amelia Neighborhood Addendum
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Objective 3. "Maintain the integrity of the existing neighborhoods and single-family areas while at the same time providing for some good quality multi-family development at designated locations. The density and character of multi-family developments should complement the "Country-living" atmosphere of the local environment"

- 46) Minimum dwelling sizes remain the same as they were in Amelia except multi family units that may be constructed at 800 sq ft, an increase of 100 sq. ft from 700 sq. ft.
- 47) Religious places of worship moved out of the R-1 District and changed to PC (capacity shall not exceed 100 in the R-2)

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Article 17: Historical Amelia General Provisions

17.01: Historical Amelia Zoning Provisions Purpose

The purpose for zoning in Pierce Township shall be as established under Section 519.02 of the Ohio Revised Code (ORC), except as otherwise provided by law. These general provisions are enacted to enable regulatory certainty to the area previously existing as the “Village of Amelia”.

17.02: Title

These provisions shall be known, and may be cited and referred to as, the Historical Amelia Zoning Provisions and shall include the resolution as originally adopted on (Adoption Date) and all subsequent amendments and updates thereto, as well as all applicable resolutions as contained therein the Pierce Township Zoning Resolution as originally adopted on January 1, 1961 and all subsequent amendments and updates thereto.

17.03: Applicability

This resolution was adopted under the authority granted to Pierce Township under Section 519.01 et seq. of the ORC and embraces the provisions thereof regarding enforcement and penalties for violations. The regulations set forth in Articles 17-Article 27 shall only apply to the Historical Amelia territory identified as the latest adopted Historical Amelia H/A Boundary. The Historical Amelia Zoning Districts created herein may not be applied to areas outside of the “Historical Amelia” boundaries and Zoning Districts contained in the unincorporated areas of Pierce outside of the Historical Amelia Boundary may not be applied within the H/A boundary, except as detailed therein.

The Zoning Classifications within the Addendum may not be applied outside of the Historical Amelia boundary area. The foregoing shall prohibit amending areas of Pierce Twp outside of the Historical Amelia Boundary to Amelia Zoning District(s).

17.04: Jurisdiction

The provisions found in Article 17 through Article 27 of this resolution shall apply to all land, land development, use of all structures, and uses of land within the Historical Amelia H/A boundaries of Pierce Township, Clermont County, Ohio.

17.05 Interpretation and Conflicts

- A. For purposes of interpretation and application, the Historical Amelia provisions of this zoning resolution shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare as allowable by law.
- B. In the event a conflict exists between a regulation found in the Historical Amelia zoning provisions and the remaining portions of the Pierce Township zoning resolution, the Historical Amelia zoning provisions shall control. All other applicable zoning standards and regulations shall apply to the parcels located in the Historical Amelia area unless specifically addressed in the Historical Amelia zoning provision Articles.
- C. These Historical Amelia provisions shall follow the permitting, review procedures and fee schedule as provided for in this Zoning Resolution and as adopted by the Board of Trustees as, applicable.

17.06 Relationship with Private-Party Agreements

- A. This zoning resolution is not intended to interfere with or abrogate any easements, covenants, or agreements between parties, provided that wherever this zoning resolution proposes a greater restriction upon the use of buildings or land, upon the location or height of buildings or structures, or upon requirements for open areas than those that are imposed or required by such easements, covenants, or agreements between parties, the provision of this zoning resolution shall govern.
- B. In no case shall the Township be obligated to enforce the provisions of any easements, covenants, or agreements between private parties.

17.07 Compliance with Regulations

No land may be used except for a purpose permitted in the district in which it is located.

17.08 Zoning Permit Required

- A. It shall be unlawful for an owner to use or to permit the use of any structure, building, land, or part thereof, hereafter erected, created, changed, converted or enlarged, wholly or partly, until a zoning permit is issued by the Zoning Inspector in accordance with Section 3.05 (Zoning Permit).
- B. Such zoning permit shall state that such structure, building, land, or a part thereof, and the proposed use thereof, are in conformity with the provisions of this zoning resolution.

17.09 Severability

- A. If any court of competent jurisdiction invalidates any provision of this zoning resolution, then such judgment shall not affect the validity and continued enforcement of any other provision of this zoning resolution.
- B. If any court of competent jurisdiction invalidates the application of any provision of this zoning resolution to a particular structure, building, land, or situation, then such judgment shall not affect the application of that provision to any other building, structure, land, or situation not specifically included in that judgment.
- C. If any court of competent jurisdiction judges invalidates any condition attached to the approval of a development review application, then such judgment shall not affect any other conditions or requirements attached to the same approval that are not specifically included in that judgment.

17.10 Transitional Rules

A. Effective Date

- 1) The Historic Amelia provisions became effective on (Enter Date of Resolution/Effective Date)
- 2) Any amendments to these Historical Amelia zoning provisions shall be in full force and effect as provided in Section 519.12 of the Ohio Revised Code.

B. Violations Continue

Any violation under the previous Amelia zoning code or amendments thereto, that applied to a parcel of land located within the Historical Amelia area prior to the adoption of these Historical Amelia zoning provisions shall continue to be a violation under this zoning resolution and is subject to penalties and enforcement under Article 14 (Enforcement and Penalties), unless the use, development, construction, or other activity complies with the provisions of this zoning resolution.

C. Nonconformities Continue

- 1) Any legal nonconformity in existence on a parcel of land located within the Historical Amelia area under the previous Amelia zoning code shall continue to be a valid legal nonconformity under this zoning resolution so long as the situation that resulted in the nonconforming status under the previous resolution continues to exist.
- 2) If a legal nonconformity in existence on a parcel of land located within the Historical Amelia area under the previous Amelia zoning code becomes conforming because of the adoption of this zoning resolution, then the nonconforming situation will be considered conforming and shall no longer be subject to the nonconformity regulations provided in this resolution.

D. Approved Projects

- 1) Any building, structure, use, or development for which a zoning permit was issued prior to the effective date of these Historical Amelia zoning provisions may, at the applicant's option, be completed in conformance with the issued Amelia permit and any other applicable permits and conditions, even if such building, structure, use, or development does not comply with provisions of these Historical Amelia zoning provisions. Such building, structure, use, or development shall be considered a legal nonconforming use upon the issuance of a Certificate of Occupancy from the Clermont County Building Department.
- 2) If the building or structure is not completed within the time allowed under the original zoning permit or any extension granted thereof, then the building, structure, use, or development may be constructed, completed, or occupied only in compliance with this zoning resolution.
- 3) Any application for a project where an Amelia Village issued zoning permit has expired shall meet the standards in effect at the time of application.
- 4) Any preliminary development plan approved as part of a Planned Unit Development (PUD) prior to the effective date of this zoning resolution and did not reach expiration before the Amelia Village dissolution shall continue to be valid for two years. If a final development plan is not submitted within two years after the adoption date of these Article 17 provisions, the preliminary development plan shall be deemed null and void and a new preliminary development plan will need to be reviewed and approved pursuant to Article 7 (Planned Unit Development) unless the Board of Trustees grants an extension of the approval of the original preliminary development plan.

17.11 Restoration of Unsafe Buildings

Nothing herein shall be construed as preventing the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the Clermont County Building Department or from complying with the department's lawful requirements.

17.12 Repeal

This zoning resolution may be repealed by the Pierce Township Board of Trustees in a manner as prescribed in Section 519.25 of the ORC.

17.13 Establishment of Zoning Districts

A. Zoning Districts

Table 17.13-01	Zoning Districts
District Designation	District Name
	Residential Districts
R-1	Amelia Residence 1
R-2	Amelia Residence 2
	Nonresidential Districts
API	Amelia Public Institutional District
AN	Amelia Neighborhood Business District
AS	Amelia Suburban Business District
AI	Amelia Industrial District
	Planned Unit Development Districts
PUD	Planned Unit Development
	Overlay Districts
D-OD	Downtown Overlay District

A. Official District Map

- 1) The boundaries of the established zoning districts are indicated upon the Official District Map for Pierce Township.
- 2) This Official District Map is hereby made a part of this resolution.
- 3) The Official District Map of Pierce Township, Clermont County, Ohio, and all the quotations, references, and other matters shown thereon, shall be as much a part of this resolution as if the notations, references and other matters set forth by said map were all fully described herein.

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- 4) The Official District Map is properly attested and is on file in the Pierce Township offices.
 - 5) Nothing in this article shall be construed to require the actual location of any district on the Official District Map, as it is the intent of this zoning resolution to provide the flexibility in its administration to allow for future expansion and amendments.'

B. Interpretation of District Boundaries

- 1) The district boundary lines of the Official District Map are intended to follow either streets, alleys, or lot lines; and where the districts designated in the map are bounded approximately by such street, alley or lot lines, the street, alley or lot shall be construed to be the boundary of the district, unless such boundary is otherwise indicated on the map.
- 2) Where a zoning line does not follow a street, alley, or lot line, the district boundary lines shall be determined by the use of the scale appearing on the Official District Map or by noted dimensions.

C. Vacation of Public Ways

Whenever any street, alley, or other public way is vacated by official action of the Clermont County Board of County Commissioners, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation and all area included shall be required to conform with the regulations of the extended districts.

D. Unlisted Uses

- 1) Where there is a proposed use that is not currently listed in this resolution, the BZA may review the use to determine the appropriate classification of the use based on the list of uses that exist in the applicable tables.
- 2) The BZA should consider the nature, operation, and function of the use in its determination of an appropriate district.
- 3) The BZA may find that the use is not compatible with any existing zoning district and not a permitted use under the current resolution or, as an alternative the BZA may transmit a recommendation to the Board of Trustees requesting that a new district or new provisions be adopted, through the zoning text and map amendment procedure, pursuant to Section 3.06 (Zoning Text and Map Amendments).

E. References to Previous Zoning Districts

The district classification and names established within this resolution differs from previous versions of this resolution. In instances where there may be references to the previous zoning district nomenclature, Table 17.13-2 identifies how each of the previous district classifications was renamed for this resolution. This section shall be used for comparison purposes only.

Table 17.13-02	Zoning Districts	District Name Prior to (Effective Date of this Resolution)
District Designation	District Name	District Name
Residential Districts		
R-1	Amelia Residence 1	R-1 and R-3 (Residence 1 and 3)
R-2	Amelia Residence 2	R-2 – Residence 2
Nonresidential Districts		
API	Amelia Public Institutional District	N/A
AN	Amelia Neighborhood Business District	B-2 - General Business
AS	Amelia Suburban Business District	B-1 - Local Business 1 and B-3 - Major Business
AI	Amelia Industrial District	I – Industrial
Planned Unit Development Districts		
PUD	Planned Unit Development	PUD – Planned Unit Development
Overlay Districts		
D-OD	Downtown Overlay District	D-OD – Downtown Overlay District

17.14 Burden of Proof

The burden of establishing that an application or any development subject to this Resolution complies with applicable standards of review and approval rests solely with the applicant. Such burden encompasses both the burden of production and the burden of persuasion. Neither the Township nor any other party or parties, including any opponent of such application or development, has any obligation or responsibility to demonstrate or establish that the applicable standards have or have not been met by the applicant or person responsible for the development.

17.15: Administrative Roles and Authority

The Administrative Roles and Authority set forth in Article 2 of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District.

17.16: Development Review Procedures

Development reviews shall be in accordance with Article 3, except site plan reviews within the Downtown Overlay which shall also be reviewed and approved by the Zoning Commission. The Zoning Commission shall review the development in accordance with all adopted plan documents and in accordance with the Downtown Overlay District's standards.

Article 18: Historical Amelia Zoning Districts

18.01: Zoning Districts Created

A. The following zoning districts are hereby created:

- R-1 - Amelia Residence 1
- R-2 - Amelia Residence 2
- API – Amelia Public Institutional District
- AN-Amelia Neighborhood Business District
- AS-Suburban Amelia Business District
- AI – Amelia Industrial District
- PUD – Planned Unit Development
- PUD-R – Residential Planned Unit Development
- D-OD – Downtown Overlay District

These districts are shown on the Official Zoning Map which is part of the zoning resolution.

- B. Overlay districts.** Overlay districts are zoning tools used for dealing with unique situations or accomplishing special planning and zoning goals. Overlay districts may be created where the land use regulations and associated development standards of the underlying zoning districts are deemed inadequate to be effective. As the name implies, overlay zoning districts are "overlaid" on top of base zoning districts. The overlay district alters or adds to the zoning requirements of the base zoning district or districts. Overlay districts are shown on the official Zoning Map as dashed lines labeled with the overlay map designation or with the overlay district name. Overlay districts shall be given a two-letter designator that follows the designation of the underlying base zoning district. For example, a lot located in the Amelia Neighborhood Business District and in the Downtown Overlay District shall have the zoning designation of AN-DO.

D-OD – Downtown Overlay District

18.02: Compliance with Regulations

The regulations for each district set forth by this chapter shall be a minimum regulation and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A.** No building, structure, or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except conformity with all of the regulations herein specified for the district in which it is located;
- B.** No building or other structure shall be erected or altered;
 - 1) To provide for greater height or bulk;

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- 2) To accommodate or house a greater number of families;
 - 3) To occupy a greater percentage of lot area;
 - 4) To have narrower or smaller rear yards, front yards, side yards, or other open spaces; than herein required, or in any other manner by contrary to the provisions of this chapter.
- C. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum requirements set forth herein.
- D. Names for subdivisions and streets shall neither duplicate nor too closely approximate, phonetically or in spelling, the name of any other subdivision or street in the service area of the Amelia Post Office. The Zoning Commission reserves the right to restrict the use of historic place names or other names which should be restricted for public use.

18.03: Official Schedule of District Regulations Adopted

District regulations shall be as set forth in Article 18 hereby adopted and declared to be part of this chapter and in the chapter, "Historical Amelia Supplementary District Regulations."

18.04: R-1 Amelia Residence 1 District (R-1)

- A. *Size of Lots.* The area of any lot or parcel of land shall not be less than:
- 1) Single Family: 21,780 square feet
 - 2) Two Family: 15,000 square feet/unit
- B. *Yards.* There are three classifications of yards - front, rear and side:
- 1) *Front.* There shall be a front yard of 25 feet minimum depth.
 - 2) *Rear.* There shall be a rear yard of 40 feet minimum depth for principal structures
 - 3) *Side.* There shall be side yards a minimum of 20 feet in width for principal structures
- C. Max Building Height: 35'
- D. Minimum Lot Frontage: 25'
- E. Lot width at the building line: Minimum of 100'

18.05: R-2 Amelia Residence 2 District (R-2)

- A. *Size of lots.* The area of any lot or parcel of land shall not be less than:
- 1) Single Family: 21,780 square feet

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- 2) Two Family: 10,000 square feet/unit
- B. Yards.** There are three classifications of yards - front, rear and side.
- 1) Front. There shall be a front yard of 25 feet minimum depth.
 - 2) Rear. There shall be a rear yard of 40 feet minimum depth for principal structures
 - 3) Side. There shall be side yards a minimum of 20 feet in width for principal structures
- C. Height.** Single Family and Two-Family Structures shall not exceed 45’
- D. Minimum Lot Frontage:** 25’
- E. Lot width at the building line:** 100’

18.06: Amelia Public Institutional (API)

- A. Purpose:** The intent of this district is to allow for public and semi-public uses such as governmental buildings, parks, natural spaces(s) and limited intensity institutions such as libraries and museums. Uses in this classification are intended to serve the general public as communal facilities.
- B. Size of lots.** N/A
- C. Yards.** The classification for yards shall be as follows:
- 1) Front. There shall be a front yard 25 feet in depth. The front yard depth may be reduced by the Zoning Commission in accordance with the Comprehensive Plan, where area improvements have been or are proposed to be made.
 - 2) Rear. There shall be a rear yard of 40 feet in depth.
 - 3) Side. There shall be no side yard requirements. However, side yard setbacks shall be a minimum of 15 when adjacent to a residential use or equal to the side yard setback in the abutting residential district, whichever is greater.
- D. Height.** No building shall exceed three stories or 45 feet in height.
- E. Minimum Lot Frontage:** 25’

18.07: Amelia Neighborhood Business District (AN)

- A. Purpose:** The Amelia Neighborhood Business District is intended to accommodate a variety of commercial uses generally serving the local and regional community, public use and limited residential uses above the first story in a pedestrian oriented setting, featuring numerous access points and routes. Vertical mixed-use is emphasized in this district.

B. Size of lots. The area of any lot or parcel of land shall not be less than 43,560 square feet, unless sewer is utilized on site.

C. Yards. The classification for yards shall be as follows:

- 1) Front. There shall be a front yard 25 feet in depth.
- 2) Rear. There shall be a rear yard of 40 feet in depth.
- 3) Side. There shall be no side yard requirements. However, side yard setbacks shall be a minimum of 15' when adjacent to a residential use or equal to the side yard setback in the abutting residential district, whichever is greater.

D. Height. No building shall exceed three stories or 45 feet in height.

E. Minimum Lot Frontage: 25'

18.08: Amelia Suburban (AS)

A. Purpose: The Amelia Suburban District is intended to allow for more regional focused commercial uses along the periphery of the downtown core area(s).

B. Size of lots. The area of any lot or parcel of land shall not be less than 43,560 square feet

C. Yards. The classification for yards shall be as follows:

- 1) Front. There shall be a front yard not less than 25 feet in depth.
- 2) Rear. There shall be a minimum rear yard of 20 feet in depth. However, no commercial building shall be closer than 50' to a residential use or residential zone
- 3) Side. There shall be no side yard requirements. However, no primary commercial building(s) shall be closer than 50' to any residential use or residential zone;

D. Height. No structure shall exceed four stories or 60 feet in height.

E. Minimum Lot Frontage: 50'

18.09: Amelia Industrial District (AI)

A. Purpose: The Amelia Industrial District (AI) is intended to provide for areas of land where the principal uses are industrial uses that require special buffering and setback regulations to mitigate adverse impacts including noise, odors, and related impacts.

B. Yards. All structures in the AI shall comply with the following:

- 1) Front. There shall be a front yard not less than 25 feet in depth.
- 2) Rear. There shall be a rear yard of 40 feet in depth for all structures.

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- 3) Side. There shall be no side yard requirements. However, no industrial building, including accessory structures may be located within 100 feet of an adjacent residential district.
- C. Green belt. In addition to the above yard requirements the Zoning Administrator may require a green belt as a buffer on the perimeter of the industrial use when abutting residential or commercial uses. If required, the green belt will be maintained with no driveways or parking permitted in the green area. The green belt may contain mounding, planting and fences as screening for the industrial use.
- D. Height. No structure shall exceed 60'; There shall be an additional 1' setback in the front, side and rear for each 2' above 45'.
- E. Minimum Lot Frontage: 50'

18.10: Downtown Overlay District

A. Purpose.

- 1) To enhance property values, protect property rights, stabilize and improve downtown and adjacent neighborhoods, and increase economic and financial benefits to Amelia businesses and inhabitants.
 - 2) To create a vibrant community focal point through innovative and creative site design and architecture consistent with the previously adopted Village Comprehensive Plan.
 - 3) To encourage new development at appropriate locations in a manner consistent with desired architectural and urban design guidelines.
 - 4) To promote developments where the physical, visual and spatial characteristics are established and reinforced through the consistent use of compatible urban design and architectural design elements.
 - 5) To prohibit or restrict uses that are disruptive to pedestrian activities and have as their principal function the sale and services of motor vehicles, such as automobile service stations, auto parts retail stores, car washes, new and used motor vehicle sales or service establishments.
 - 6) To discourage residential uses in a primarily business district and environment.
- B. Creation and boundaries. The boundaries of the district are depicted on the Official Zoning Map and are generally described as:
- 1) All parcels with frontage on the south side of Main St from Oak St to Floral Ave.
 - 2) All parcels with frontage on the east side of Oak St from Main to Locust Lake Rd.

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- 3) All parcels with frontage on the south side of Maple St from Oak St to S. Kline St, excluding 30, 34, and 42 Maple St.
 - 4) All parcels with frontage on the north side of Maple St from Oak St to S. Kline St, excluding 45, 39, 33, 29, and 20 Maple St.
 - 5) All parcels with frontage on the west side of S. Kline St from Main St to Maple St.
 - 6) All parcels with frontage on the east side of S. Kline St from Main St to Maple St., excluding 11, 13, 17, 19, 23 S. Kline St.

C. Effect of Downtown Overlay Designation. The Downtown Overlay District regulations apply in combination with the underlying base zoning district regulations and all other applicable standards of this Zoning Resolution. When Downtown Overlay District standards conflict with the underlying base zoning district regulations and other standards of this Zoning Resolution, the regulations of the Downtown Overlay District will apply.

D. Permitted uses. Within the Downtown Overlay District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for uses permitted in the underlying zoning district with the following additional provision:

E. *Prohibited uses. The following uses are prohibited in the D-0 Downtown Overlay District including:*

- 1) *Vehicle sales, rental and services.*
- 2) *Equipment sales, rental and services.*
- 3) *Auto repair and body shops.*
- 4) *Automobile washing facilities.*
- 5) *Automobile service stations.*
- 6) *Vehicle storage.*
- 7) *Residential uses on the first floor*
- 8) *Outdoor sales or storage.*
- 9) *Gas stations.*
- 10) *Bars/night clubs.*
- 11) *Industrial Use(s)*

12) *Storage facilities*

- F.** Grandfathered uses. Any building (residential or commercial) may be rebuilt on its original footprint as noted prior to adoption of the Downtown Overlay district. Exterior of any rebuild should conform with the aesthetics portion of the Overlay district and must be approved by the Zoning Commission to ensure compatibility with current standards wherever feasible.
- G.** Development standards. Good urban design is paramount to the success of the Downtown Overlay District. Particular attention must be paid to the architecture, scale and placement of buildings in mixed use environments. Downtown Overlay District developments must incorporate the reasonable site development standards articulated in this section.

1) Building placement.

- a) New buildings may have at least a 20-foot front setback or build to line. Zoning Commission may allow relief from the front yard setback requirement when the street or sidewalk is already widened or when a formal pedestrian plaza or sidewalk is provided in accordance with the Comprehensive Plan.
- b) The minimum side yard setback requirement is zero feet to allow for a continuous downtown street wall.

- 2) Maximum floor area. The gross floor area of any single structure or single business space shall not exceed 10,000 square feet, or an area deemed appropriate by the Zoning Commission through site plan review.

3) Building architecture.

- a) Franchise architecture. No building or addition constructed in the Downtown Overlay District should be designed with or modeled after franchise-or formula-based architecture. All buildings and/or new structures are encouraged to be an original design unique only to the Downtown Overlay District. This development standard does not prohibit the use of franchise trademarks, symbols or standard signage.
- b) Building materials. As a way of creating a unifying visual appearance for the district, the design of newer buildings with dominant masonry materials is desired along the front and sides of the building, or any façade that can be easily seen from a street that the building has frontage on. Additions to existing structures should match the building materials and colors of the existing structures to the extent possible. Materials such as split, burnished, or smooth concrete masonry units, stucco, wood, or metal should be used only to accent the architectural character of the building.
- c) Fenestration. All facades visible from the street should be glazed with transparent glass. The ground level should be transparent with a minimum of 50% clear glass. Upper floors should have a minimum of 25% and a maximum of 60% clear glass. Butt-joint glazing is prohibited.

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- d) Roof Forms.** Mixed-use structures of two or more stories should be consistent with the roof form of existing historical multistory structures. New one-story structures should have a pitched roof to add height to the structures and fit in better with the neighborhood. Unusual roof forms such as mansards that do not already exist should be avoided. Decorative parapets shall be incorporated on any façade facing a public street when a flat roof is utilized.
 - e) Building rhythm and Articulation.**
 - i.** Buildings should be designed to reflect the characteristic rhythm of traditional facades with repetitive use and positioning of building materials that provide discrete bay appearances. The façade can be treated with breaks, indentations, or façade recesses or protrusions that help to break up the mass of the building at an interval of 40 feet or less.
 - ii.** Proper spacing of windows and doors, recesses and protrusions, columns and pilasters or other elements should be used to further break-up the massing of building elevations facing public streets.
 - iii.** Building proportion is the relationship of width to height. The proportions of a new building should be respectful of the overall proportions in the immediate vicinity.
 - iv.** The size and proportion of window and door openings should be consistent with traditional multi-story, mixed-use buildings.
 - v.** The composition of the building's facade (that is, the organization of its parts) should incorporate the traditional commercial building elements of storefront and upper façade.

4) Parking.

- a) Location.** Off-street parking areas should be located in side and rear yards. Limited Front Yard parking may be permitted but will be reviewed by the Zoning Commission on a case-by-case basis.
- b) Screening.** Parking lots located in any side or rear yard that are visible from adjacent road rights-of-way should be screened by a 30-inch-high decorative masonry wall, dense evergreen landscaping or ornamental fence such as wrought iron.
- c) Size.** No off-street parking lot area shall exceed one acre in size.

5) Equipment placement and screening. Equipment that is needed to support common business operations may be integrated into the building design as long as such items can be screened from the public realm.

- a) Mechanical equipment** such as transformers, compressors, HVAC systems, chillers and communications equipment shall be located on the top or rear of buildings and appropriately screened from pedestrian rights-of-way, adjacent property, and road rights-of way.

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- b) Ground- or wall-mounted equipment shall be screened with planting beds, evergreen plantings, low masonry walls, or any combination thereof. Roof-mounted equipment shall be screened from public view and from adjacent property. The screening treatment shall be integrated with the overall building design with the use of complementary materials, colors and architectural style.
 - c) Window air-conditioning units shall not be allowed on any building wall visible from a public street.
 - d) Pipes, conduit, and cables are limited to the back facade of buildings if conditions do not allow for them to be enclosed within the building itself. They shall be located as far away from public view as practical.
 - e) Trash receptacles shall be located in rear yards only and be completely screened with evergreen landscaping, an opaque fence, a masonry wall, or a combination thereof.
- 6) Signage. No sign shall be erected in the Downtown Overlay District unless it meets the requirements of Article 22.

18.11: Planned Unit Development District(s)

- A. The Planned Unit Development(s) set forth in Article 7, including district types, standards procedures et.al of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District however;
- B. Any Preliminary Development Plan approved prior to November 25, 2019 shall continue to develop under the applicable standards and processes set forth under this zoning resolution and shall remain valid for a period of 2 years beginning upon [ENTER RESOLUTION ADOPTION DATE].
- C. In the event a valid Preliminary Development Plan expires under the Amelia Zoning Code standards, the expired Plan shall be considered for an extension consistent with Article 7 of this zoning resolution.
- D. In the event a valid Final Development Plan expires under the Amelia Zoning Code standards after a one-year period, the expired Final Development Plan shall be considered null and void.
- E. The zoning moratorium time period enacted on [ENTER RESOLUTION ADOPTION DATE] by the Pierce Township Trustees shall not be included in the calculation of the expiration period. Upon the removal of the zoning moratorium, the expiration time shall continue to run.
- F. In the event of any expired Preliminary Development Plan, an applicant may submit a new Preliminary Development Plan in accordance with Article 7 of the Pierce Township Zoning Resolution.

Article 19: Use Tables

19.01: General Purpose and Intent

The districts contained in this article are created to:

A. General Purpose and Intent

- 1) Realize the general purpose set forth in Section 1.01 (Purpose) of this zoning resolution;
- 2) Provide appropriately located areas for residential development that are consistent with Township policy and with standards of public health and safety established by this resolution and any other appropriate governmental body;
- 3) Ensure adequate light, air, privacy and open space for each dwelling;
- 4) Protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other significant adverse environmental effects;
- 5) Develop new housing where adequate public services can be provided economically; and
- 6) Provide high-quality residential neighborhood environments.
- 7) Provide appropriately located areas within Pierce Township for a full range and scale of business, office, and industrial uses in accordance with Township policy;
- 8) Promote a safe and compatible environment for businesses;
- 9) Strengthen the Township's economic base, and provide employment opportunities close to home for residents of the Township and surrounding communities;
- 10) Encourage a business-friendly climate which will foster growth in the commercial sector, while protecting the character of the neighborhoods
- 11) Minimize the impact of business development on abutting residential districts; and
- 12) Maintain and enhance the attractiveness and vitality of the Township's neighborhood business areas.

19.02: Nonresidential Uses

TABLE 19.02-01: NONRESIDENTIAL USE TABLE

Use	Zoning Districts					Additional Regulations
	AN	AS	API	AI	DO	
P = Permitted Use PC = Permitted with Conditions CUP = Conditional Use Permit (Including Conditions) PR= Prohibited (DO Only)						
Active Park and Recreational Facilities	PC	PC	PC	PC	-	4.05 A), 5.04 I)
Agricultural Uses	PC	PC	PC	PC	-	4.05 B)
Automotive Body Repair		PC		PC	PR	5.04 A), 20.22
Automotive Fuel Services	CUP	PC			PR	5.04 B)
Automotive Sales and Rental		PC			PR	20.22
Automotive Service and Repair		PC		PC	PR	5.04 C), 20.22
Automotive Washing Facility		PC			PR	5.04 D)
Automotive Wrecking, Salvage, or Junk Facilities				CUP	PR	5.04 E)
Banquet Halls	PC	PC			-	5.04 F)
Bars and Taverns	PC	PC			PR	5.04 F)
Bathing Beaches and Bath Houses					-	5.04 G)
Bed and Breakfast Establishments	PC	PC			-	4.05 C)
Bowling Alleys	P	P			-	
Carpool Parking Lots		PC	PC	PC	PR	20.28
Cemeteries		PC	PC		-	4.05 D)
Commercial Kennels				PC	PR	5.04 H)
Contractor or Construction Sales and Rental		PC		PC	PR	20.37
Construction Contractor		PC		PC	PR	20.37
Country Clubs and Golf Courses			PC		-	5.04 I)
Day Care Centers	P	P			-	
Distribution Facilities				P	PR	
Educational Facilities	CUP	PC	PC		-	4.05 E), 20.24
Essential Services and Utilities	P	P	P	P	-	
Financial Institutions	P	P			-	
Funeral Homes (Not Including Crematoriums)	P	P			-	
Government and Public Uses	P	P	P	P	-	
Heavy Industrial Uses				CUP	PR	
Hospitals		PC			PR	20.29
Hotels and Motels	CUP	PC			-	5.04 K), 20.26
Indoor Commercial Recreation	PC	PC			-	5.04 L)
Institutional Housing		PC			PR	4.05 F), 20.29
Light Industrial Uses				CUP	PR	

TABLE 19.02-01: NONRESIDENTIAL USE TABLE

Use	Zoning Districts					Additional Regulations
	AN	AS	API	AI	DO	
P = Permitted Use PC = Permitted with Conditions CUP = Conditional Use Permit (Including Conditions) PR= Prohibited (DO Only)						
Museums	PC	PC	PC		-	20.24
Nurseries		P		P	PR	
Passive Park and Recreational Facilities and Conservation Areas	P	P	P	P	-	
Personal Services Establishment	P	P			-	
Private Clubs and Lodges	P	P			-	
Private Recreational Facilities	P	P			-	
Professional or Business Offices	P	P			-	
Religious Places of Worship	PC	PC			-	4.05 L), 20.24
Restaurants	PC	PC			-	5.04 M)
Retail Commercial Uses	PC	PC			-	20.27
Residential Uses	PC				-	20.25, 20.34
Service Commercial Uses	P	P			-	
Sexually Oriented Businesses				PC	PR	5.04 N)
Storage Facilities		P		P	PR	
Telecommunication Towers	P	P	P	P	-	
Temporary Uses and Structures	PC	PC	PC	PC	-	9.02
Theaters	PC	P			-	20.23
Veterinary Facilities (No Kennels)	P	P			-	
Warehouses		PC		PC	PR	20.27
Wholesale Commercial Uses		PC		PC	PR	20.27

19.03: Non-Residential Accessory Uses

TABLE 19.03-01: ACCESSORY USES AND STRUCTURE PERMITTED IN NONRESIDENTIAL DISTRICTS

Uses P = Permitted PC = Permitted with Conditions CUP = Conditional Use Permit (Including Conditions)	AN	AS, API, AI	Zoning Permit Required	Yards Permitted F= Front S = Side R = Rear	Additional Regulations
Amateur Radio Towers	PC	PC	Yes	S or R	4.06 F)(1)
Automated Teller Machines (ATMS) – Stand Alone		P	Yes	S or R	
Basketball Hoops	PC		No	S, or R	4.06 F)(2), 20.35
Detached Accessory Garages or Other Buildings	P	P	Yes	R	
Drive Throughs	CUP	P	Yes	S, or R	20.36
Fences and Walls	PC	PC	Yes	F, S, or R	4.06 F)(4)
Outdoor Wood Boilers	PC	PC	Yes	S or R	4.06 F)(7)
Porches or Decks	PC	PC	Yes	F, S, or R	4.06 F)(8)
Ramps (disabled access)	P	P	No	F, S, or R	
Satellite Dishes	PC	PC	No	S or R	4.06 F)(10)
Solar Panels	PC	PC	No	See Section 4.06 (F)(12)	
Swimming Pools	PC	PC	Yes	R	4.06 F)(13), 20.33
Swing or Gym Sets, Tree Houses	P		No	R	20.35
Tennis Courts or Other Ball Courts	PC	PC	No	R	4.06 F)(14)
Unenclosed Patios	P	P	No	R	

19.04: Residential Uses

TABLE 19.04-01: RESIDENTIAL USE TABLE

Use	Zoning Districts		
	R-1	R-2	Additional Regulations
P = Permitted Use PC = Permitted with Conditions CUP = Conditional Use Permit (Including Conditions)			
Active Park and Recreational Facilities	PC	PC	4.05 A), 4.05 I)
Agricultural Uses	PC	PC	4.05 B), 20.30, 20.31
Bed and Breakfast Establishments	PC		4.05 C)
Cemeteries	PC	PC	4.05 D)
Conservation Subdivisions	PC	PC	Article 8
Day Care Homes (Type-B Family)	P	P	
Educational Facilities		PC	4.05 E), 20.24
Essential Services and Utilities	P	P	
Government and Public Uses	P	P	
Hospitals		PC	20.24, 20.29
Institutional Housing			4.05 F)
Passive Park and Recreational Facilities and Conservation Areas	P	P	
Private Recreational Facilities	PC	PC	4.05 J)
Recovery Housing		PC	4.05 K)
Religious Places of Worship		PC	4.05 L), 20.24
Residential Facility, Class I		PC	4.05 M)
Residential Facility, Class 2 (Five or Fewer Individuals		CUP	4.05 M)
Residential Facility, Class 2 (More than five individuals)		CUP	4.05 M)
Residential Facility, Class 3		CUP	4.05 M)
Single-Family Dwellings	P	P	
Telecommunication Towers	PC	PC	4.05 N)
Temporary Uses and Structures	PC	PC	9.02
Two-Family Dwellings	P	P	

19.05: Residential Accessory Uses

TABLE 19.05-01: ACCESSORY USES AND STRUCTURE PERMITTED IN RESIDENTIAL DISTRICTS

Uses P = Permitted PC = Permitted with Conditions CUP = Conditional Use Permit (Including Conditions)	R-1	R-2	Zoning Permit Required	Yards Permitted F= Front S = Side R = Rear	Additional Regulations
Amateur Radio Towers	PC	PC	Yes	S or R	4.06 F)(1)
Basketball Hoops	PC	PC	No	S, or R	4.06 F)(2), 20.35
Detached Accessory Garages or Other Buildings	P	P	Yes	R	
Detached Carports	PC	PC	Yes	R	4.06 F)(3)
Fences and Walls	PC	PC	Yes	F, S, or R	4.06 F)(4)
Fowl and Farm Animals	PC		No	R	20.30
Gardening and Raising of Vegetables/Fruit	PC	PC	No	R	20.31
Home Occupations	PC	PC	No	See Section 4.06 (F)(5)	
Porches or Decks	PC	PC	Yes	F, S, or R	4.06 F)(8)
Ramps (disabled access)	P	P	No	F, S, or R	
Roadside Stands	PC		Yes	F, S, or R	4.06 F)(9)
Satellite Dishes	PC	PC	No	S or R	4.06 F)(10)
Secondary Living Quarters	PC	PC	Yes	S or R	20.32, 4.06-2
Small Wind Energy Systems	PC	PC	Yes	R	4.06 F)(11)
Solar Panels	PC	PC	No	See Section 4.06 F)(12)	
Swimming Pools	PC	PC	Yes	R	4.06 F)(13), 20.33
Swing or Gym Sets, Tree Houses	PC	PC	No	R	20.35
Tennis Courts or Other Ball Courts	PC	PC	Yes	R	4.06 F)(14)
Unenclosed Patios	P	P	No	R	

Article 20: Historical Amelia District Regulations

20.01: Purpose: The purpose of supplementary district regulations is to set specific conditions for various uses, classification of uses, or areas where problems are frequently encountered.

A. General Development Standards

20.02: Conversion of dwellings to more units

A. A residence may not be converted to accommodate an increased number of dwelling units unless:

- 1) The yard dimensions still meet the yard dimensions required by the zoning regulation for new structures in that district;
- 2) The lot area per family equals the lot area requirements for new structures in that district;
- 3) The floor area per dwelling unit is not reduced to less than that which is required for new construction in that district;
- 4) The conversion is in compliance with all other relevant regulations.

20.03: Accessory Structures

A. Residential Accessory Uses: Please reference 4.06 A), B), C), E) and Table 19.05-01.

B. Non-Residential Accessory Uses: 5.05 A), B), C), D) and Table 19.03-01

20.04: Required Trash Areas

- A.** All commercial, industrial, and multi-family residential uses shall provide trash and/or garbage collection areas and such areas shall be enclosed by a fence or wall, six feet in height; if such area is not within an enclosed building or structure.
- B.** Such fence or wall shall be opaque and constructed of wood, brick, stone, aluminum, durable synthetic material or other masonry material(s), not including chain-link fencing.
- C.** The entry gate(s) to the trash area must be constructed with reinforced steel framing.
- D.** Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Zoning Inspector shall be required.

20.05: Parking and Storage of Certain Vehicles

Refer to Article(s) 11.07-11.10

20.06: Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side or rear yard. Except for minor construction that does not increase the living space area of the residence.

20.07: Exceptions to Height Regulations

See 6.03 as well as the following; the height limitations contained in Article 18 do not apply to spires, belfries, cupolas antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and takeoff of aircraft at an established airport.

20.08: Special Provisions for Commercial and Industrial uses

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this chapter may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the performance requirements in 20.09 through 20.17, inclusive.

20.09: Fire Hazards

Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

20.10: Radioactivity or Electrical Disturbance

No activity shall emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance.

20.11: Noise

Objectionable noise as determined by the Zoning Inspector which is due to volume, frequency, or beat shall be muffled or otherwise controlled. Air-raid sirens and related apparatus used solely for public purposes are exempt from this requirement.

20.12: Vibration

No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.

20.13: Air Pollution

Air pollution shall be subject to the requirements and regulations established by the Director of the Ohio Environmental Protection Agency. Ohio EPA permit required for open burning; Amelia declared restricted area.

20.14: Glare

No direct or reflected glare shall be permitted which is visible from any property outside a commercial or industrial district or from any street. Lighting shall be shielded, accordingly.

20.15: Erosion

No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.

20.16: Water Pollution

Water pollution shall be subject to the requirements and regulations established by the Director of the Ohio Environmental Protection Agency.

20.17: Measurement Procedures

Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American Standards Association, Inc., New York, the Manufacturing Chemists Association, Inc., Washington, D.C., the United States Bureau of Mines, and the Ohio Environmental Protection Agency.

20.18: Prohibition on Outdoor Storage

No rubbish, salvage materials, junk or miscellaneous refuse shall be openly stored or kept in the open within any zones when the same may be construed to be a menace to public health and safety by the appropriate Health Department or to have a depressing influence upon property values in the neighborhood in the opinion of the Zoning Inspector.

20.19: Minimum Size Dwellings

All single-family dwellings shall have a minimum floor space designed and used for living quarters based upon number of bedrooms in dwelling, which minimum shall be exclusive of basement, porch, garage, breezeway, terrace, attic, or partial stories. For single-family dwellings, the minimum floor space shall be established as follows; one bedroom dwelling: 1,500 square feet minimum floor space; two- bedroom dwelling: 1,500 square feet minimum floor space; three bedroom dwelling: 2,000 square feet minimum floor space; Two family units shall have not less than 1,000 square feet per dwelling unit; Multi-family units shall have not less than the following living space: Efficiency; 800 square feet minimum floor space; one bedroom: 800 square feet minimum floor space; two bedrooms: 900 square feet minimum floor space; three bedrooms: 1,100 square feet minimum floor space.

20.20: Lot Frontage

All lots shall have frontage on an approved street.

20.21: Entrances and Exits

Entrances and exits to gasoline filling stations, public garages and parking lots shall not be located closer than 200 feet to any school, public playground, church, hospital, public library, or institution for children. On corner lots, entrances and exits shall not be closer to the corner than 50 feet. Curb openings shall not exceed 40 feet at the curb line.

A. Use Specific Regulations

20.22: Automobile Sales/Repair/Rental

Provided all operations other than display and sales shall be conducted within a completely enclosed building. Any storage of damaged equipment shall be to the rear of the building in an enclosed, completely screened area. Such screening shall be a minimum of six feet in height and shall be maintained to ensure screening. Display area is restricted to the front yard adjacent to the building and may not extend beyond half the distance between the building line and the edge of the roadway.

Where no building exists, no display may be closer than 25 feet to the edge of the roadway.

20.23: Theaters

Does not include outdoor theaters.

20.24: Use Capacity Limit as Specified

Uses referenced to this section shall not exceed a 100-person occupancy in the Amelia Neighborhood District or Residential Zones. Uses referenced in the Amelia Suburban District or Public Institutional District may exceed the 100-person occupancy but are required to obtain a Conditional Use Permit.

20.25: Residential Uses

- A. Residential uses in the Amelia Neighborhood District (AN) are permitted above the first story only.
- B. Uses must comply with minimum unit size per 20.19.
- C. 10,000 sq. ft/unit required up to two units.

20.26: Hotels/Motels

Hotels/Motels with 55 or more rooms are required to obtain a Conditional Use Permit.

20.27: Big Box

Uses of 25,000 sq. ft and larger are required to obtain a Conditional Use Permit.

20.28: Carpool Parking Lots

Spaces for up to 10 vehicles are permitted by right. Carpool Parking Lots exceeding 10 spaces must obtain a Conditional Use Permit.

20.29: Hospitals/Institutional Housing

Provided buildings or structures are not located closer than 200 feet from a residential district dwelling.

20.30: Fowl and Animals

On lots less than 5 acres in area, accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages and stables, under conditions specified herein, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity, and not including the boarding of animals or the keeping of fowl or farm animals except in a building at least 1,000 feet distance from every lot line.

20.31: Gardening and Raising of Vegetables/Fruit

On lots less than 5 acres in area, gardening, the raising of vegetables or fruits and the keeping of domestic or farm animals exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, provided that any heating plant and any structure in which farm animals are kept shall be located not less than 1,000 feet from every lot line.

20.32: Secondary Living Quarters

Summer houses and living quarters of person employed on the premises without kitchen facilities and not rented or otherwise used as a separate dwelling. Said structures must be clearly incidental and subordinate to the primary structure in area and magnitude.

Secondary Living Quarter structures must comply with 4.06-2.

20.33: Swimming Pools

- A. The pool is intended for and is to be used solely for the enjoyment of the occupants of the principal use the property on which it is located.
- B. The owner or resident of the property shall obtain a pool permit prior to installation.
 - a. In cases of inflatable pools with an area of 100 square feet or more, only one permit is required per address.

-
- b.** But type and location of pool must remain the same or issued permit shall be void and another permit shall be required.
 - C.** The Pool permit shall contain a site drawing that shows that no part of the pool shall be located closer than ten feet to any property line.
 - D.** The swimming pool, or the entire yard on which the pool is located, shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. The fence or wall shall not be less than four feet in height and maintained in good condition and any gates must remain locked.

20.34: Requirements for Multi-Family Dwellings

- A.** A Conditional Use Permit is required for Multi-Family Dwellings in the AN District.
- B.** Standards applicable to all Multi-Family: Dwellings shall be considered as one building for the purpose of determining front, side and rear yard requirements. The entire group as a unit shall require one front, one rear, and two side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the appropriate district as though it were on an individual lot. In addition:
 - 1) The dwelling units must be connected by a common wall.
 - 2) There shall be a maximum of four units per structure.
 - 3) No part of a parking area shall be closer than five feet to the side and rear lot line unless it is adjacent to a residential district where it shall be set back 50 feet from the property line adjacent to the residential district.
 - 4) Multi-Family: 36,000 for the first 6 units + 3,000 for each additional unit
 - 5) There shall be no more than 4 units in any one structure. Gross density shall not exceed 8 units per acre. This section permits the clustering of multi-family units to afford more open space for recreation and aesthetics purposes.

20.35: Recreational Equipment

Basketball goals, tether ball goals or other recreational equipment shall not be permanently placed in any public or private right-of-way or easement without review and approval by the Zoning Inspector.

20.36: Drive Throughs

Drive Throughs in the Amelia Neighborhood Business District must be reviewed and approved by the Board of Zoning Appeals to ensure compliance with the adopted plans and compatibility with the neighborhood.

20.37: Outdoor Storage

- A.** Storage of debris, supplies and/or equipment may not be located in any front yard.
- B.** Debris and supplies may not be piled at a height exceeding 6'.
- C.** All storage shall be enclosed within a 6' tall opaque fence or wall.

Article 21: Off-Street Parking and Loading Requirements

The off-street parking and loading requirements set forth in Article 11 of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District.

Article 22: Signs

The sign standards set forth in Article 12 of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District.

Article 23: Measurements and Site Development Standards

- A. The measurement and site development standards set forth in Articles 6.01, 6.02, 6.03 and 6.04 A) shall apply to all parcels located in a Historical Amelia Zoning District.
- B. Site Development Standards for Residential Districts
 - 1) All buildings and lots shall meet the minimum site development standards set forth in Article 18 and 20 as applicable.
 - 2) The Clermont County General Health District may establish larger minimum lot area requirements than established in Article 18 for structures that require on-site wastewater treatment.
 - 3) All permitted uses shall be located on an individual and separate lot with the following exceptions:
 - a) A Two-Family dwelling (attached) may be located on a single lot within the R-1, R-2 and approved PUD(s);
 - b) Two-Family Dwellings and Multi-Family Dwellings may be located on a single lot in approved PUD(s).
 - 4) All setback areas, excluding driveways, shall be landscaped with grass and landscaping.
- C. Site Development Standards for Non-Residential Districts
 - 1) All buildings and lots shall meet the minimum site development standards set forth in Article 18 and 20.
 - 2) Multiple uses and structures may be located on a single lot in a nonresidential district.
 - 3) All setback areas, excluding driveways, shall be landscaped with grass and landscaping.

Article 24: Landscaping and Buffering

The landscaping and buffer yard standards set forth in Article 10 of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District unless stated otherwise herein.

Article 25: Non-Conformities

- A. The non-conforming use standards set forth in Articles 13 and 17.10 of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District unless stated otherwise herein.

B. Residential Single-Family Dwellings (SFDs) in the Business District(s) may continue as legal non-conformities subject to the following:

- 1) New SFDs are not permitted except in accordance with this resolution.
- 2) Existing SFDs, as of the effective date of this Resolution **(Enter Date)** in the Business Districts may add up to an additional 25% square footage but must meet all setback and area requirements as applicable.

Article 26: Enforcement and Penalties

The enforcement and penalties standards set forth in Article 14 of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District.

Article 27: Definitions

The definitions found in Article 15 of this Zoning Resolution shall apply to all parcels located in a Historical Amelia Zoning District.

Appendix A - Pierce Township Land Use Plan

(Insert Plan)

Appendix B - Amelia Village Comprehensive Plan

(Insert Plan)

Appendix C - Historical Amelia H/A Boundary

(Insert Map)

Appendix D - Zoning Map

(Insert Map)

Appendix E - Pierce Township Site Plan Guidelines

(Insert Guidelines)

Item: 5) a.

Article 12: Sign Regulations

12.01: Purpose

The regulations set forth in this resolution pertaining to signs are intended to:

- A)** Encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in Pierce Township;
- B)** Maintain and enhance the aesthetic environment and the Township's ability to attract sources of economic development and growth;
- C)** Provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- D)** Provide for adequate business identification, advertising, and communication;
- E)** Prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the Township;
- F)** Protect the health, safety, and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;
- G)** Differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- H)** Minimize the possible adverse effects of signs on nearby public and private property; and
- I)** Prohibit most signs with commercial messages in residence zoning districts, while allowing those commercial messages that relate to commercial activities lawfully conducted on individual properties within such districts.

12.02: Applicability

- A)** The regulations contained within this article shall apply to all signs and to all zoning districts.
- B)** Unless otherwise provided by this article, all signs shall require a zoning permit and a payment of fees. No zoning permit is required for the maintenance of a sign or for a change of copy on painted, printed, or changeable copy signs.

12.03: Zoning Permit Required

- A)** Zoning Permit Required. No temporary sign, permanent sign or repaired sign, unless exempted by this Article, shall be erected, moved, materially or substantially altered, or enlarged in any zoning district except as hereinafter provided or as otherwise permitted through the issuance of a zoning permit.
- B)** A sign for which a zoning permit has been issued shall not be modified, relocated, altered or replaced unless a new permit or an amended permit is issued by the Zoning Inspector.
- C)** Each sign permit application shall be submitted to the Zoning Inspector and accompanied by the following information:
 - 1) A fully dimensioned drawing showing the design of the proposed sign(s).
 - 2) Foundation and anchoring drawing of proposed sign(s).
 - 3) Fully dimensioned site plan showing the sign location in relation to property lines, right of-way, buildings, walks, and drives.
 - 4) Dimensioned elevation drawing showing the size, sign type, height, illumination method, support or mounting method, and construction materials.
 - 5) For ground mounted signs, a sign base landscaping plan shall be provided.
 - 6) A fee, as set by the Township Trustees, shall be included with the completed application materials.

- D) The Zoning Inspector or their designee shall review the application for completeness and determine if the application is complete. If all information required is not provided, the Zoning Inspector shall promptly notify the applicant of the items needed. Upon submission of a completed sign permit application, the Zoning Inspector shall review the application.
- E) It shall hereafter be unlawful for any person to erect, place, or maintain a sign in the Township except in accordance with the provisions of these regulations.

12.04: Computations

The following principles shall control the computation of sign area and sign height.

- A) The area of a sign face, which is also the sign area of a wall sign or other sign with only one face, shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that shall encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color that is an integral part of the background of the display or used to differentiate the sign from backdrop or structure against which it is placed. This does not include any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning resolution regulations and is clearly incidental to the display itself.
- B) The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign or supporting sign structure.
- C) The sign area for a sign with more than one face (multi-faced signs) shall be computed by adding together the area of all sign faces visible from any one point. See Figure 12-1.
- D) When two identical sign faces are placed back to back, so that both faces cannot be viewed from any one point at the same time, and when such sign faces are part of the same sign structure and are not more than 24 inches apart, the sign area shall be computed by the measurement of one of the faces.
- E) When calculating street frontage, only the street frontage that lies in the unincorporated area of Pierce Township shall be used in the calculation.

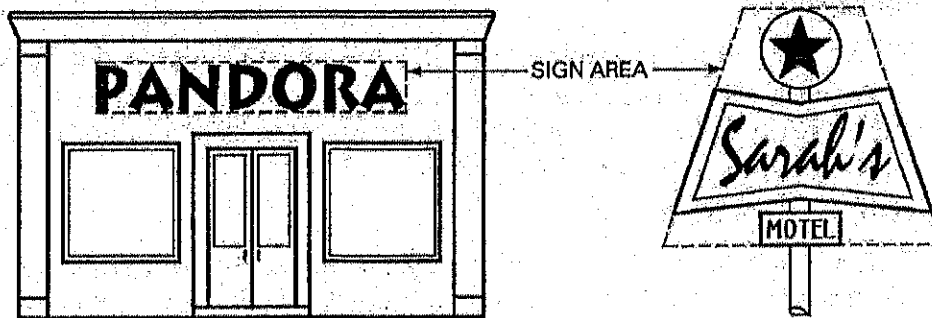


Figure 12-1: Illustration of calculating sign area.

12.05: General Sign Standards

This article shall apply to any sign that is visible from the public right-of-way or from property other than the property on which the sign is located; signs located entirely within buildings or other structures and/or otherwise not visible from the public right-of-way or from property other than the property on which the sign is located are exempt from this article.

- A) No sign shall be erected or maintained at any location where by reason of its position, working, illumination, shape, symbol, color, form or character it may obstruct, impair, obscure, interfere with the view of, or may be confused with any authorized traffic sign, signal or device, or interfere with, mislead, confuse, or disrupt traffic safety or flow.
- B) No portion of a sign shall obscure visibility between a height of three and 10 feet within a sight

triangle consisting of the area bounded by the right-of-ways of the adjacent intersecting streets extending along those right-of-ways centerlines 30 feet from the point of right-of-way intersection, and a straight line connecting said latter points. See Figure 12-2

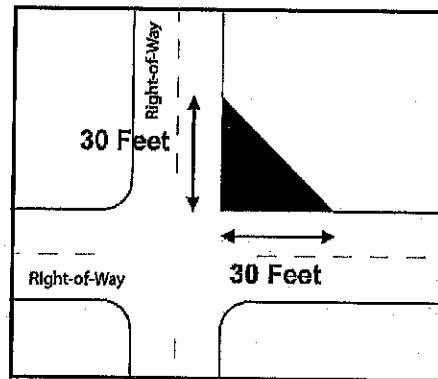


Figure 12-2: Illustration of traffic visibility triangle.

- C) Signs incorporating any noisy mechanical device (whistles, horns, sirens, or any other noisy audible devices) are expressly prohibited.
- D) **Sign Illumination Standards**
 - 1) Signs may be either externally illuminated or internally illuminated unless otherwise provided for in this Article.
 - 2) All externally illuminated signs shall employ steady, stationary, shielded light sources directed solely at the sign.
 - 3) Flashing Signs. Flashing and moving signs are specifically prohibited, except that changeable copy signs on which the message is changed no more often than one time per minute shall not be considered flashing or moving signs.
 - 4) Non-Glare, Shielded Lighting. Use of glaring, unshielded or undiffused lights or bulbs shall be prohibited. Lights shall be shielded so as not to project onto adjoining properties or thoroughfares.
 - 5) Traffic Hazards. Any sign illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.
 - 6) Bare Bulb Illumination. Illumination by bare bulbs or flames is prohibited.
 - 7) Intensity. Illumination resulting from all signs and sign lighting on any property in a nonresidential zoning district shall not exceed one-half ($\frac{1}{2}$) foot candles at a height of five (5) feet when measured at any point on property in a residential zoning district or at any point on any road right-of-way.
 - 8) LED Signs. Signs utilizing a light-emitting diode display (LED) shall be permitted subject to the following standards set forth below.
 - (a) An LED sign must be at least 250 away from the nearest residential dwelling.
 - (b) The sign lettering shall be amber and no other color.
 - (c) Scrolling text or animations are prohibited.
 - (d) A message must be displayed for a minimum duration of eight seconds before switching to the next message.
 - (e) Any LED sign shall be encased in stone, brick or wooden framing.
 - 9) LCD Signs. Signs utilizing a liquid crystal display (LCD) or other technology that allows the sign to display a series of images shall be permitted subject to the following standards set forth below.
 - (a) An LCD sign must be at least 250 away from the nearest residential dwelling.
 - (b) Scrolling text or animations are prohibited.

- (c) A message must be displayed for a minimum duration of eight seconds before switching to the next message.
- (d) Any LED sign shall be encased in stone, brick or wooden framing.
- E) No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention.
- F) Should any sign be or become unsafe or be in danger of falling the property owner shall be responsible for putting the sign in a safe and secure position or removing the sign.
- G) Signs shall not be attached to trees, utility poles, rocks, fences, or streetlights nor shall signs be placed on any public property except in accordance with this article.
- H) No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation within any right-of-way (unless express written authorization is obtained from the agency having jurisdiction over the right-of-way) or on any area where landscaping is required by Township regulations.
- I) All buildings shall have a sign providing the numeric address for identification purposes to assist in fire and safety protection. Such signs shall not require a zoning permit but shall otherwise conform to the standards of this article and shall be subject to the standards of Section 12.08 (Signs or Changes Not Requiring a Zoning Permit).
- J) **Signs on Awnings, Canopies, Fascia, or Marquees**
 - 1) Awnings, canopies, fascia, or marquees shall be designated as permanent parts of the building and shall meet all of the requirements of all applicable building and electrical codes.
 - 2) Unless otherwise provided in this article, the sign area of the awning, canopies, fascia, or marquee shall be included as part of the wall sign area calculation.
 - 3) In cases where the awning, canopy, fascia, or marquee is constructed of translucent material, is illuminated from within or behind the structure, and contains sign copy, the entire area of the structure shall be calculated in determining the sign area.
 - 4) Such signs shall be permitted to extend into the public right-of-way over a sidewalk but shall be required to provide a clearance of eight feet between the sidewalk and the sign. Such sign shall not extend above the roofline.
- K) **Signs in a Planned Unit Development (PUD)**

Signs for residential uses in a PUD shall comply with the standards of Section 9 of this article and signs for business uses in a PUD shall comply with the standards of Section 10 of this article unless an alternate sign plan is approved as part of the PUD review and approval process.
- L) All wiring, fittings, and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the provisions of the local electrical code in effect.
- M) No sign of any classification shall be installed, erected, or attached to a structure in any form, shape, or manner that is in violation of Clermont County's or Ohio's building or fire codes.

12.06: Prohibited Signs

The following types of signs are prohibited in all districts:

- A) Signs in any public right-of-way except:
 - 1) Signs owned by the Township, Clermont County, State of Ohio, or the federal government;
 - 2) Freestanding signs as expressly permitted in the right-of-way permitted in Section 12.09 (Permanent Signs Permitted in Residential Districts) or Section 12.10 (Permanent Signs Permitted in Business and Industrial Districts).
 - 3) Signs installed by public utilities in their rights-of-way or on their facilities and bearing no

commercial message other than such message is necessary to identify the use;

- 4) Signs installed by a transit company with a franchise or other right to operate in Clermont County, where such signs are installed along its routes and relate to schedules or other information about the transit route.

B) Abandoned On-Premises Signs

- 1) Any on-premises sign now or hereafter existing that no longer advertises a bona fide business conducted on the premises or a product sold on the premises for a continuous period of six-months shall be deemed abandoned.
 - 2) Such a sign shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or structure upon which the sign may be found within 30 days after notification to the owner from the Zoning Inspector.
 - 3) All signs shall be in conformance with Section 12.13 (Maintenance) regarding the maintenance of signs.
- C)** Any sign that contains or consists of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices for the purpose of advertising or attracting attention;
- D)** Signs that consist of lights that revolve or flash are prohibited in all districts with the exception of electronic information signs;
- E)** Air activated graphics or balloons bearing a message except where otherwise permitted in this article;
- F)** Any sign, which rotates, revolves, or otherwise moves unless otherwise expressly permitted under this Article;
- G)** Signs placed on vehicles or trailers that are parked or located for the primary purpose of displaying such signs. This does not apply to portable signs or lettering on buses, taxis, or vehicles operating during the normal course of business;
- H)** Signs imitating or resembling official traffic or governmental signs or signals;
- I)** Portable signs or daisy signs provided that portable signs or daisy signs placed on a site after the effective date of this article shall be removed by the owner, agent, or person having the beneficial use of the sign within 30 days after notification to the owner from the Zoning Inspector.
- J)** Snipe signs;
- K)** Graffiti; or
- L)** Roof signs.

12.07: Signs Partially Exempt from this Article

A) Scope of Partial Exemption

- 1) Signs listed in this section shall be exempt from the zoning permit requirements of this Article but shall, to the maximum extent allowed by law, be subject to the other standards of this Article.
- 2) Where a sign is erected pursuant to a statute or a court order, the sign may exceed the size standards of this article or otherwise deviate from the standards set forth in this article to the extent that the statute or court order expressly required the larger size or other deviation.
- 3) In all other respects, such signs shall conform to the standards of this article.

B) Applicability of Partial Exemptions

This section shall apply to the following types of exempted signs:

- 1) Signs bearing no commercial message and installed by employees or officials of a State or Federal agency in the course of their governmental duties;
- 2) Signs required by a State or Federal statute;
- 3) Signs required by an order of a court of competent jurisdiction;

- 4) Signs installed by public utilities in their rights-of-way or on their facilities and bearing no commercial message other than such message is necessary to identify the use;
- 5) Signs installed by a transit company with a franchise or other right to operate in Clermont County, where such signs are installed along its routes and relate to schedules or other information about the transit route.

12.08: Signs or Changes Not Requiring a Zoning Permit

- A) The following sign types shall be exempted from zoning permit requirements but shall be in conformance with all other requirements of this article:
 - 1) Commemorative plaques placed by recognized historical agencies; such a sign shall bear no commercial message unless it meets all of the standards for a sign bearing a commercial message at that location;
 - 2) One wall sign, not to exceed two square feet in area, for each dwelling unit. Such sign shall not contain any commercial message. If lighted, such sign may be lit with indirect illumination only.
 - 3) One permanent freestanding sign on a lot that is used for agriculture, which are exempt from Township zoning regulations pursuant to Section 519.21 of the Ohio Revised Code. Such sign may bear a commercial message related to products or services available on the premises or a message other than a commercial message. It shall be set back a minimum of 15 feet from all rights-of-way, shall not exceed 32 square feet in sign area, and shall not exceed six feet in height.
 - 4) Window signs not to exceed 50 percent of the window surface. The window signs shall be so located as to allow clear visibility into the building for the purposes of fire and police protection.
 - 5) Routine maintenance of any sign, not involving structural changes to the sign;
 - 6) Changes of message, either manually or electronically, on a message board or reader board, subject to limitations in this article on the frequency of changes of message;
 - 7) Changes of sign panels or letters that do not involve structural changes to the sign;
 - 8) Signs installed by County employees or officials of Pierce Township in the course of their official duties and not falling under one of the broader exemptions of Section 12.07; and
 - 9) Other signs conforming with the Manual of Uniform Traffic Control Devices and bearing no commercial message.
- B) The following signs shall be exempt from the zoning permit requirements of this article and shall not be considered in applying limitations on the number of signs permitted on a wall or a lot, but such signs shall be subject to the lighting, installation, height, setback, maintenance and other standards set forth in this section:
 - 1) Detached signs smaller than two square feet in area and less than four feet in height, and containing no commercial message;
 - 2) Wall signs smaller than two square feet in area and containing no commercial message;
 - 3) Any sign not legible from a public way or from private property other than the lot on which the sign is located; and
 - 4) Any window sign that is not separately lighted or electrified.

12.09: Permanent Signs Permitted in Residential Districts

The following permanent signs shall require a zoning permit and may be permitted in the following residential zoning districts:

- A) **The following permanent ground mounted sign standards shall apply to the SFR, TFR, MFR, TR, P and MH zoning districts.** Up to two permanent ground mounted signs identifying any subdivision or multi-family dwelling shall be permitted provided that the sign meets the following requirements:
 - 1) The signs may be permitted, at each development entrance along a Township, County or

- State road;
 - 2) The signs shall be ground mounted;
 - 3) The signs shall be setback a minimum of 15 feet from the public right-of-way and a minimum of 10 feet from any adjacent property lines.
 - 4) Each sign may have a maximum sign area of 24 square feet not including any fence or wall structure on which the sign is affixed;
 - 5) No such sign or any portion of the structure shall exceed six feet in height;
 - 6) No such sign shall bear a commercial message; and
 - 7) The sign may only be illuminated through external lighting methods.
- B) The following permanent ground mounted sign standards shall apply to any public or institutional use in the SFR, TFR, MFR, TR, P and MH zoning districts.** One permanent ground mounted sign shall be permitted provided that the sign meets the following requirements:
- 1) The sign shall be a ground mounted sign;
 - 2) The sign shall be setback a minimum of 10 feet from the public right-of-way and a minimum of 20 feet from any adjacent property lines.
 - 3) The maximum sign area shall be 48 square feet;
 - 4) The sign may include changeable copy provided that it does not comprise more than 20% of the total sign face area
 - 5) No such sign or any portion of the structure shall exceed eight feet in height;
 - 6) No such sign shall bear a commercial message; and
 - 7) The sign may only be illuminated through external lighting.
- C) The following permanent ground mounted sign standards shall apply to permitted uses in the R-1 and R-2 zoning districts.** Up to two permanent ground mounted signs identifying any subdivision shall be permitted provided that the respective sign(s) meet the following requirements:
- 1) Ground Mounted Sign Standards
 - (a) One ground mounted sign may be permitted, at each development entrance along a Township, County or State road, not to exceed two ground mounted signs per development;
 - (b) The ground mounted sign shall be set back set back at least eight feet from the curb/edge of the street, road, or state route and/or at least two feet from the edge of the sidewalk farthest from the street, road, or state route, whichever is greater.
 - (c) Each ground mounted sign may have a maximum sign area of 32 square feet not including any fence or wall structure on which the sign is affixed;
 - (d) The maximum height for a ground sign shall be 6 feet above the established grade line.;

12.10: Permanent Signs Permitted in Business and Industrial Districts

The following signs may be permitted in the stated business and industrial zoning districts , provided that no such sign shall bear an off-premise commercial message, and each such sign shall require a zoning permit:

- A) Pole Signs or Ground Mounted Signs in the NB, GB and I Zoning Districts.** Each parcel, lot, or site located in a NB, GB or I zoning district shall be permitted to have either one pole-mounted sign or up to two ground mounted signs that comply with the following provisions:

- 1) One pole-mounted sign is permitted on each parcel or lot as follows:
 - (a) The sign shall be set back a minimum of 10 feet from the right-of-way;
 - (b) The maximum sign height shall be 20 feet; and
 - (c) The maximum permitted sign area shall be the equivalent of one square foot of sign area for each lineal foot of street frontage with a maximum sign area of 100 square feet.
 - (d) Where a lot is a corner lot, double frontage lot, or is of another configuration with multiple street frontages, the longest single street frontage shall be used to calculate the maximum sign area.
- 2) A property owner, applicant, or their agent may choose to have up to two ground-mounted signs instead of a pole-mounted sign as permitted in subsection (a) above. Such ground-mounted sign(s) shall meet the following provisions:
 - (a) The sign shall be set back a minimum of 10 feet from the right-of-way;
 - (b) The maximum sign height shall be 10 feet; and
 - (c) The maximum permitted sign area shall be the equivalent of two square foot of sign area for each lineal foot of street frontage with a maximum sign area of 200 square feet.
 - (d) The maximum sign area permitted for each ground-mounted sign shall be 100 square feet.
 - (e) Where a lot is a corner lot, double frontage lot, or is of another configuration with multiple street frontages, the longest single street frontage shall be used to calculate the maximum sign area.

B) Wall Signs in NB, GB and I Zoning Districts

- 1) Each business or tenant within a NB, GB or I zoning district shall be permitted one wall sign for each side of the building that faces a public roadway.
- 2) The maximum sign area of the wall sign for any single business or tenant shall be equivalent to 1.5 square feet per each lineal foot of building width, or width of the portion of the building of which the business or tenant occupies.
- 3) Wall signs shall not be mounted in such a way as to exceed the height of the structure.
- 4) Wall signs shall not project more than 18 inches as measured from the face of the building to the front of the sign.

C) Pole Signs or Ground Mounted Signs in AN, AS, AI, API and DO Zoning Districts.

Each parcel, lot, or site located in an AN, AS, AI, API or DO zoning district shall be permitted to have either one pole sign or one ground mounted sign that comply with the following provisions:

- 1) The maximum height for a pole sign shall be 20 feet above the established grade line.
- 2) The maximum area for all pole signs shall be no greater than one square foot per linear foot of frontage of the premise, with a maximum of 64 square feet.
- 3) A pole sign must be set back at least eight feet from the curb/edge of the street, road, or state route and/or at least two feet from the edge of the sidewalk farthest from the street, road, or state route, whichever is greater.
- 4) The maximum height for a ground mounted sign shall be 6 feet above the established grade line.
- 5) The maximum area for all ground signs shall be no greater than one-half square foot in area for every lineal foot of frontage of the lot, with a maximum area of 32 square feet.
- 6) Ground mounted signs must be set back set back at least 8 feet from the curb/edge of the street, road, or state route and/or at least two feet from the edge of the sidewalk farthest from the street, road, or state route, whichever is greater.

D) Wall Signs in AN, AS, AI, API and DO Zoning Districts

- 1) Each business or tenant within an AN, AS, AI, API and DO zoning district shall be permitted one wall sign for each side of the building that faces a public roadway.
- 2) The maximum sign area of the wall sign for any single business or tenant shall be equivalent to one square foot per each lineal foot of building width, or width of the portion of the building of which the business or tenant occupies.
- 3) The maximum height for all wall signs shall be 8 feet above the established grade line.
- 4) Wall signs shall not protrude more than 14 inches from the wall or face of the building to which it is attached. Signs may be attached to a building wall or architecturally integrated extension which faces a street, parking lot or service drive. Wall signs shall not extend above or beyond the wall on which it is attached.

E) Window Signs in AN, AS, AI, API and DO Zoning Districts

- 1) Each business or tenant within an AN, AS, AI, API and DO zoning district shall be permitted two window signs.
- 2) Window signs shall be limited to the ground floor or first floor windows only, unless a use is located in the second or higher stories of a building and has no first floor occupancy.
- 3) The maximum area for all window signs shall be no greater than one-half of the area of the window in which the sign is affixed.
- 4) Window signs shall be limited to one per window.

F) Electronic Information Signs

- 1) Lighted electronic information signs whose only movement is the periodic changing of information against a solid, colorless background shall be considered a changeable copy sign for the purpose of this article.
 - (a) Bulbs with automatic dimmers and glare screens shall illuminate all such signs.
 - (b) Any sign under this section shall meet all other illumination standards and other applicable zoning requirements.

G) Permanent Driveway Signs

Permanent driveway signs shall be permitted under the following provisions:

- 1) The sign shall be located within 10 feet of the intersection of a public street and a private driveway;
- 2) The sign shall not contain a commercial message;
- 3) One sign may be permitted per individual driveway;
- 4) The sign may not exceed four square feet in area; and
- 5) The sign height shall not exceed three feet.

12.11: Off-Premise Signs (Billboards)

- A) Off-Premise signs, also called billboards, shall be classified as a business use and be permitted in all districts zoned for industry, business, or trade or on lands used which are exempt from Township zoning regulations pursuant to Section 519.21 of the Ohio Revised Code.
- B) No portion of any off-premise sign shall project over or encroach upon any public property or public right-of-way.
- C) As a business, billboards shall be considered a principal use and shall be required to meet all setback and lot area requirements of the applicable zoning district.
- D) No billboard shall be located within 1,500 feet of any other billboard in any direction.

- E) Any illumination of an off-premise sign shall be of an indirect type and shall not face toward any residential area nor direct lighting in any direction other than toward the sign face itself.
- F) The maximum sign area and minimum setback shall be as follows:
 - 1) The maximum sign area for billboards on agricultural lands is 32 square feet with a minimum setback of 15 feet from the right-of-way.
 - 2) Billboards in a business or industrial zoning district shall not have a sign area of more than 100 square feet. Billboards in business and industrial zoning districts shall be setback a minimum of 100 feet from all right-of-ways, except as required by the Ohio Department of Transportation, which may required greater setback distances along primary highways. The maximum sign area for billboards in business and industrial zoning districts may be increased to a maximum area of 300 square feet provided that for every two square feet of sign area over 100 square feet, such sign shall be setback an additional one foot from any right-of-way.
- G) No billboard shall exceed 30 feet in height as measured from the grade of the road adjacent to the billboard;
- H) A billboard sign may contain two signs oriented back-to-back, or V-type with an angle not to exceed 35 degrees, provided that the total area of the sign faces oriented in any one direction shall not exceed maximum size provisions of Paragraph (F) above.

12.12: Temporary Signs

A) General Definitions Related to Temporary Signs

- 1) Temporary signs shall be as defined in this article and may include, but are not limited to political signs, real estate signs, and special event signs.
- 2) Temporary signs with a commercial message include, but are not limited to, real estate signs, signs that reference the sale of items or other business related activities, or that include text classified as a commercial message.
- 3) Temporary signs that do not contain a commercial message include, but are not limited to, political signs and any other sign with text that is not classified as a commercial message.

B) Standards that Apply to All Temporary Signs

- 1) No temporary sign shall be mounted, attached, affixed, installed or otherwise secured by any permanent means to any building, permanent sign, other structure or improvement, or to the ground upon which it is erected.
- 2) No temporary sign shall be mounted, attached, affixed, installed or otherwise secured so as to protrude above the roof of a structure.
- 3) No temporary sign shall be illuminated by anything other than non-reflected daylight, except by variance issued by the Board of Zoning Appeals
- 4) Temporary signs shall be set back a minimum of 10 feet from the edge of street pavement or the edge of a street right-of-way, whichever is the greater setback;

C) Permitted Temporary Signs in a Residential Zoning District

This section addresses permitted temporary signs in a residential zoning district

- 1) Up to two of the permitted temporary signs may contain a commercial message. Such signs with commercial messages shall be limited to six square feet or less in sign area and shall not exceed four feet in height.
- 2) Temporary signs shall be set back a minimum of 10 feet from the street pavement and shall not be permitted within 35 feet of the pavement of any intersection.
- 3) As an accessory use to the permitted temporary commercial activity of land development, one temporary sign with a maximum sign area of 32 square feet and a maximum height of six feet may be permitted during the development of a subdivision or for the

construction of a nonresidential use. Such sign shall require a zoning permit and fee and may be maintained for the following periods of time:

- (a) A period not to exceed two years; or
- (b) Until a permitted permanent sign identifying the subdivision or multi-family building is installed; or
- (c) Until 20 days following the completion of construction of the last dwelling unit.

D) Permitted Temporary Signs in the NB, GB and I Zoning Districts

This section addresses permitted temporary signs in a business or industrial zoning district

- 1) Up to two of the permitted temporary signs may contain a commercial message. Such signs with commercial messages shall be limited to 24 square feet or less in sign area and shall not exceed six feet in height.
- 2) Temporary signs shall be set back a minimum of 15 feet from the street pavement and shall not be permitted within 35 feet of the pavement of any intersection.
- 3) Temporary signs greater than 24 square feet in area, with a commercial message, may be permitted under the following provisions:
 - (a) There shall be a limit of one sign per premises and such sign shall not exceed 32 square feet per side with a maximum of two sides;
 - (b) The sign shall not be illuminated unless authorized by the Board of Zoning Appeals through the variance process; and
 - (c) A temporary sign permitted under this section may be permitted for a period of 30 days per zoning permit, and not to exceed 60 days per year.
- 3) The maximum height of temporary signs shall not exceed the maximum allowable height for a permanent freestanding sign in the district in which the property is located.

E) Permitted Temporary Signs in the AN, AS, AI, API or DO Zoning Districts

This section addresses permitted temporary signs in a business or industrial zoning district

- 1) Development Signs. No more than two such signs shall be permitted per street frontage. Such signs shall be limited to 32 square feet in area and located no more than eight feet above the established grade line. Such signs shall be placed set back at least eight feet from the curb/edge of the street, road, or state route and/or at least two feet from the edge of the sidewalk farthest from the street, road, or state route, whichever is greater. The distance between the signs shall be not less than two-thirds the length of the frontage. Such signs shall be removed within 30 days after completion of the project for which they were installed and, in any event, may not be placed for longer than one year. In residential subdivisions, development signs must be removed when 75% of the lots in such subdivision have received a certificate of occupancy.
- 2) Decorations, banners, and signs for public demonstrations, special events, or for the temporary promotion of civic, welfare or charitable enterprises or events, provided such signs may not exceed 12 feet in any of its dimensions. These signs may be installed for a period not to exceed 30 days with a minimum of 30 days between installation periods for a maximum of four times for every calendar year.
- 3) Portable signs. One portable sign per site, installed only as a temporary ground sign, not exceeding 36 square feet in area per sign face, with a maximum of two sign faces and located no more than five feet above the established grade line. Such signs may be installed for a period not to exceed 14 days for a maximum of four times for every calendar year with a minimum of 30 days between installations.
- 4) Real estate signs. Such signs shall be permitted in a AN, AS, AI, API or DO zoning district, provided only one such sign is allowed per site per street frontage, and is limited in size to a maximum total sign face area of 24 square feet and 12 square feet for

any single sign face. Such signs may be ground signs, window signs, or wall signs. Real estate signs must be removed within 14 days after the sale, lease, or rental has occurred.

F) Temporary Signs for Public or Institutional Uses

Public or institutional uses shall be permitted to utilize temporary signs pursuant to this section provided the sign meets the following provisions:

- 1) The temporary sign does not include a commercial message;
- 2) The sign shall not exceed 36 square feet in area for any one side;
- 3) The sign shall not exceed eight feet in height; and
- 4) Up to one sign shall be permitted for a period of 30 days and shall not exceed 90 days per year.

12.13: Maintenance

- A)** All signs as herein permitted shall be constructed, maintained and illuminated in a safe manner, comply with all applicable codes and kept in good repair.
 - 1) Signs shall be free from rust, dust, dirt, and other such debris.
 - 2) Exposed surfaces shall be clean and painted if paint is required.
 - 3) Defective parts shall be replaced.
 - 4) Sanitation/Landscaping. Property surrounding any freestanding or ground mounted sign shall be kept clean, sanitary, and free from obnoxious and offensive substances, weeds, debris, rubbish, and flammable material. All plant materials and other landscaping surrounding any sign shall be maintained on a regular basis, including pruning, mowing, watering, fertilizing, and replacement of dead and diseased materials.
 - 5) The Zoning Inspector shall have the right to inspect any sign, order the repair or removal of any sign that is defective, damaged, or substantially deteriorated. Such sign shall be repaired or removed by the owner, agent, or person having the beneficial use of the sign within 30 days after notification to the owner from the Zoning Inspector.
- B)** Should any sign be or become unsafe or be in danger of falling, the owner, tenant, or lessee shall, upon receipt of written notice from the Zoning Inspector, proceed at once to correct the unsafe condition and/or remove the sign in question.
- C)** Signs shall not be constructed, maintained, and/or illuminated in such a manner as to create or allow the obstruction of vision or drivers, pedestrians, or the general public, or create a fire or safety hazard. Signs shall be subject to the vision clearance regulations of this resolution.

12.14: Nonconforming Signs

A) Determination of Legal Nonconformity

- 1) Existing signs that do not conform to the specific provisions of this article may be eligible for the designation of a "legal nonconforming sign" provided that they are not in violation of either of the following:
 - (a) The Zoning Inspector determines that such signs are properly maintained and do not in any way endanger the public or constitute a nuisance and/or;
 - (b) The sign was covered by a valid permit or variance, or complies with all applicable laws on the effective date of this resolution
- 2) Portable signs shall not be designated a legal nonconforming sign and shall be removed within 120 days of the effective date of this resolution. Portable signs altered to be made non-portable shall still be considered to be portable.

B) Loss of Legal Nonconforming Status

A legal nonconforming sign loses the legal nonconforming designation if:

- 1) The sign is relocated;
- 2) The sign structure is replaced;

- 3) The structure or size of the sign is altered in any way except towards compliance with this article. This does not refer to general maintenance, changeable marquees, or face and copy changes; or
- 4) The sign is part of an establishment that discontinues its operation for a continuous period of two years and located in the one of the following zoning districts: SFR, TFR, MFR, TR, P, MH, NB, GB, I and RR.
- 5) The sign is part of an establishment that discontinues its operation for a continuous period of six months and located in the one of the following zoning districts: R-1, R-2, AN, AS, API, AI and DO.

C) Maintenance and Repair of Nonconforming Signs

The legal nonconforming sign is subject to all requirements of this article regarding safety, maintenance, and repair. However, if the sign suffers damage to an extent greater than 60% of the estimated replacement value, unless such damage was caused by vandalism or an act of God or other causes outside the influence of the owner or user, such sign shall be reconstructed in compliance with this article.

Item: 5) b. i.

TABLE 2.02-1: SUMMARY TABLE OF REVIEW BODIES

Procedure	Section	Zoning Inspector	Zoning Commission	Board of Trustees	Board of Zoning Appeals
Zoning Permit	3.05	D			A
Zoning Resolution Text or Map Amendment	3.06	R	H-R	H-D	
Appeals	3.07				H-D
Conditional Use Permit	3.09	R			H-D
Variance	3.08	R			H-D
Conservation Subdivision	4.06	D			A
Planned Unit Development – Concept Plan Stage I	7.03	R	M		
Planned Unit Development – Preliminary Development Plan Stage 2	7.03	R	H-R	H-D	
Planned Unit Development – Final Development Plan Stage 3	7.03	D			
H = Hearing (Public Hearing Required) M = Meeting (Public Meeting Required) R = Review and/or Recommendation		D = Decision (Responsible for Final Decision) A = Appeal (Authority to Hear/Decide Appeals)			

Item: 5) c.

3.09 Conditional Use Permits

A) Purpose.

The purpose of this Article is to establish the procedure for review and approval of uses conditionally permitted under the following zoning districts: R-1, R-2, AN, AS, API, AI and DO. These sections are necessary because of the considerable impact certain uses which might be appropriate in the district might have on other permitted uses.

B) Application for a Conditional Use Permit.

An application for a conditional use permit must be filed with the Zoning Inspector by at least one owner or lessee of property upon which a conditional use exists or is proposed. At a minimum, the application shall contain the following information:

- 1) Name, address, and phone number of the applicant.
- 2) A legal description of the property.
- 3) A detailed description of the existing use and proposed conditional use.
- 4) The zoning district in which it is located.
- 5) A narrative statement evaluating the effects on adjoining property; the effect of those elements such as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.
- 6) A site plan of the proposed site for the Conditional Use showing the scale, north arrow, location of all Buildings, parking and loading areas, traffic access and traffic circulation, sidewalks, curbs, Open Spaces, Landscaping and grading plan, refuse and service areas, fire hydrants, utilities, Rights-of-Way, Signs, yards, drainage plan, and such other information as the Board of Zoning Appeals may require to determine if the proposed Conditional Use meets the intent and requirements of this Resolution.
- 7) A plan for screening when applicable.
- 8) Such other information as may be required by the Board of Zoning Appeals.
- 9) A fee as established by the Township Trustees.

C) Conditional Use Permit Procedure.

- 1) Step 1 – Application
 - (a) The Board of Zoning Appeals shall hold a public hearing within a reasonable time after the receipt of the application.
- 2) Step 2 – Public Hearing
 - (a) Before holding the public hearing, notice of such hearing shall be given in one (1) or more newspapers of general circulation within the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Conditional Use.

(b) Before holding the public hearing, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals or designee, by first class mail, at least ten (10) days before the day of the hearing to the parties in interest including the owners of property contiguous to and directly across the street from the applicant's property. The applicant shall provide a list of such property owners and one set of pre-addressed, letter size envelopes, provided with sufficient postage, which shall be used by the Board of Zoning Appeals' Secretary to notify property owners. The notice shall contain the same information as required of notices published in newspapers.

3) Step 3 - Decision

(a) Within a reasonable time after the hearing, the Board of Zoning Appeals shall either approve, approve with supplementary conditions, or disapprove the application as presented. If the Board of Zoning Appeals disapproves the application the applicant may seek relief through the Court of Common Pleas.

D) General Standards Applicable to Consideration of Conditional Use Permit Applications.

In reviewing the applications for conditional use permits, the Board of Zoning Appeals shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

- 1) The proposed use is a conditional use as established under the provisions of district use regulations as set forth in land use Table 19.02-01 and Table 19.04-01 herein.
- 2) The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of the township land use plan or this zoning resolution.
- 3) The proposed use will be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.
- 4) The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.
- 5) The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services.
- 6) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- 8) The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

- 9) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 10) When applicable, minimum standards for parking and loading shall be as required in the Vehicle Parking, Stacking and Loading Article of this zoning resolution as required under Article 11.
- 11) Adequate Landscaping and screening is provided, as required under Article 10.
- 12) When applicable, minimum standards for architectural or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply.
- 13) Any other supplementary requirements as prescribed by the board.

E) Expiration of Conditional Uses.

- 1) A Conditional Use Permit shall be deemed to authorize only one particular Conditional Use. The Conditional Use Permit shall automatically expire if, for any reason, the Conditional Use shall cease for more than six (6) continuous months, or construction is not initiated within six (6) months from the date of approval.
- 2) Once a conditional use expires, the owner or applicant must reapply for a new conditional use permit consistent with the procedure and standards provided for in this Article.

Item: 5) d.

Article 15: Definitions and Rules for Interpretation

1) ADULT MOTEL. A motel, hotel or similar commercial establishment which:

(a) Offers public accommodations, for any form of consideration, which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and which specifically advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television;
or

(b) Offers a sleeping room for rent for a period of time less than ten hours; or

(c) Allows a tenant or occupant to sub-rent the sleeping room for a time period of less than ten hours.

2) ESCORT AGENCY. A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration. Escort means a person who, for any form of consideration, agrees or offers to act as a companion or date for another person, to privately model lingerie or to privately perform a striptease for another person, or to provide specified sexual activities for another person.

Item: 5) e.

TABLE 10.05-1 REQUIRED BUFFER YARD (FEET)								
Abuts	Districts							
When	SFR, R-1, R-2, TFR, P or MH	MFR or TR	NB, AN, API	GB, AS	I, AI	RR	PUD-R	PUD-B or PUD-MU
SFR, R-1, R-2, TFR, P or MH MFR or TR	0	0	0	0	0	0	0	0
	20	0	0	0	0	0	20	0
NB, AN, API	30	30	0	0	0	0	20	0
GB, AS	50	50	0	0	0	20	40	0
I, AI	50	50	30	0	0	20	50	20
RR	20	20	0	0	0	0	20	0
PUD-R	20	20	0	0	0	0	0	0
PUD-B or PUD-MU	50	50	20	0	0	20	40	0

Item: 5) f.

3.04 B) Application Contents

1) Submittal Requirements

Applications required under this zoning resolution shall be submitted in a form and in such numbers as established by the Zoning Commission and made available to the public.

2) Submission of Fees

(a) Applications shall be accompanied by a fee as established by the Board of Trustees.

(b) The Township shall charge appropriate fees for the review or issuance of zoning permits, appeals, variances, zoning amendments, nonconforming use certificates, and other applicable certificates to cover the costs of inspection, investigation, legal notices and other expenses incidental to the enforcement of this zoning resolution. Such fees shall be paid to Pierce Township, or its designee, and shall be paid in accordance with the Official Zoning Fee Schedule as established by the Board of Trustees.

(c) Application or review fees are not refundable except where the Zoning Inspector determines that an application was accepted in error, or the fee paid exceeds the amount due, in which case the amount of the overpayment will be refunded to the applicant.

3) Pierce Township Site Plan Guidelines

(a) All applications for new construction and/or expansion shall comply with the Pierce Township Site Plan Guidelines, as adopted.

4) Location of Available Information

(a) Applications, lists of submittal requirements, and the schedule of fees shall be available at the Township offices and may also be found online at the Township's website.

EFFECTIVE DATE

Pierce Township Site Plan Guidelines

The Pierce Township Site Plan standards are set forth below as provided for under Articles 3.04 and 3.05 of the Zoning Resolution. New construction and expansion project must submit for a site plan review. Upon approval of a site plan by the Zoning Inspector, the applicant shall be issued a Zoning Permit.

Section 1 Standards for Site Plan Review

- (A) *Standards for review.* The Zoning Inspector shall review a site plan application in accordance to the following criteria:
- (1) *Traffic.* Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - (2) *Parking.* Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment; adequate parking, adequate lighting, and internal traffic control.
 - (3) *Services.* Reasonable demands placed on municipal services and infrastructure.
 - (4) *Pollution control.* Adequacy of methods for sewage and refuse disposal and the protection from pollution of both surface water and groundwater. This includes controlling soil erosion both during and after construction.
 - (5) *Nuisances.* Protection of abutting properties from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, storm water runoff, and the like.
 - (6) *Existing vegetation.* Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - (7) *Amenities.* The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside planting, and the retention of open space.
 - (8) *Community character.* The building setbacks, area and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding landscape.

Section 2 Site Plan Application Contents

- (A) *Site plan application contents.* A site plan shall, at a minimum, include the following data, details, and supporting plans. All site plans shall be prepared by an Ohio registered professional civil engineer. Items required for submission include:
- (1) Name of the project, boundaries, and location maps showing the site's location in the Township, date, north arrow, and scale of the plan.
 - (2) Name and address of the owner of record, developer, and seal of the engineer who prepared the site plan.
 - (3) Names and addresses of all owners of record of abutting parcels and those within 200 feet of the property line.
 - (4) All existing lot lines, easements, and rights-of-way. Include area of subject parcel to be developed in both acres and square feet.

Pierce Township Site Plan Guidelines

- (5) Indicate the existing land use and current zoning classification of all abutting parcels.
- (6) The location and use of all existing and proposed buildings and structures within the development including building footprints, overhangs, site coverage, building-ground contact, and area. A brief description of the use of the site shall be included with an estimate of the number of employees.
- (7) All dimensions of height and floor area and showing all exterior entrances.
- (8) Illustrations of internal traffic movement, ingress and egress, and the location of all present and proposed public and private drives, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping, walls, and fences.
- (9) Illustrated drawings identifying the location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. A photometric analysis of the proposed development site shall be submitted when abutting residential land uses or residential zoning districts. See Section 4 of these Guidelines.
- (10) Illustrated drawings identifying the location, height, size, materials, and design of all proposed signage.
- (11) The location of all present and proposed utility systems, including sewage systems, water supply system, telephone, cable and electrical systems, storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.
- (12) Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable.
- (13) Existing and proposed topography at a two foot contour interval. All elevations shall refer to the nearest United States Coastal and Geodetic Bench Mark. If any portion of the parcel is within the 100-year floodplain, the area will be shown and base flood elevations given.
- (14) A landscape plan prepared by a landscape architect registered in the State of Ohio showing all existing natural land features, trees, forest cover and water resources, and all proposed changes to these features including size and type of plant material. Water resources will include ponds, lakes, streams, wetlands, floodplains, and drainage retention areas. The applicable landscaping regulations found in Article 10 of the Zoning Resolution.
- (15) For new construction or alterations to any existing building, a table containing the following information must be included:
 - (a) Area of building to be used for a particular land use such as retail operation, office, storage, and the like, and maximum number of employees.
 - (b) Maximum seating capacity, where applicable.
 - (c) Number of parking spaces existing and required for the intended use.

Pierce Township Site Plan Guidelines

Section 3 Site Design Standards

Except as otherwise indicated in the Zoning Resolution, all buildings, structures or parking facilities constructed under these site plan guidelines shall conform to the following criteria and standards:

(A) Site Conditions

- (1) The property shall not be subject to hazards such as objectionable smoke, noxious odors, unusual noise, the possibility of subsidence or the probability of flood or erosion.
- (2) The condition of soil, ground water level, drainage, rock formations, and topography shall be such as not to create hazards to the property or to the health and safety of occupants or the public.

(B) Services and Facilities

- (1) The facilities shall be so designed that they can be used and maintained without encroachment upon adjoining properties.
- (2) Utilities, including water pipelines, gas pipelines, sewage disposal, and electric power lines, shall be independent for the property without dependence upon other properties.
- (3) Each building intended for use as a residence or place of employment shall have provisions for each of the following:
 - (a) A continuing supply of safe and potable water.
 - (b) Sanitary facilities and a safe method of sewage disposal.
 - (c) Heating adequate for healthful and comfortable living conditions.
 - (d) An adequate supply of domestic hot water.
 - (e) Adequate electricity for lighting and for equipment used in the dwelling.
 - (f) Adequate provisions for the removal of garbage and trash and its sanitary storage pending removal.

(C) Access

- (1) Each property shall be provided with vehicular access by an abutting public or private street. Private streets shall be protected by a permanent easement.
- (2) The width and construction of the required internal drive and provisions for its continued maintenance, by the property owner if a private street and by the Township if accepted as a public street, shall provide safe and suitable vehicular access to and from the property at all times, including appropriate access for fire-fighting equipment, rubbish collection, deliveries and snow removal. Dead-end internal access drives shall include adequate vehicular turning space, for public safety and maintenance vehicles as well as private vehicles.
- (3) Each building shall provide safe and convenient pedestrian access from parking areas to the building entrances.
- (4) Each building shall provide convenient access for service and, when necessary, for delivery of fuel.

Pierce Township Site Plan Guidelines

- (5) A safe and convenient means of access shall be provided to each dwelling unit without passing through any other dwelling unit.
 - (6) Access to buildings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic which is safe, comfortable and convenient for occupants and the public;
- (D) Site Planning and Development Criteria. The site shall be so designed and developed, and all facilities shall be so designed and arranged thereon, as to provide:
- (1) A suitable environment for occupants and the public by utilizing the potential advantages of the site, including suitable placement of the buildings and facilities in relation to the site and surrounding influences;
 - (2) A land-use intensity appropriate to the character of the site and its location in the anticipated community pattern as set forth in the Township Land Use Plan;
 - (3) Adequate open space related to buildings and other land improvements;
 - (4) Sufficient non-vehicular public open space for use of the occupants and the public and for visual appeal;
 - (5) Adequate car storage space conveniently located;
 - (6) Elevations, and gradients appropriate for buildings, land improvements, drainage, and for safe, easy circulation for occupant use;
 - (7) Night lighting for safe and convenient use of streets, driveways, parking areas, walks, steps and other facilities;
 - (8) The preservation of desirable existing trees and other natural site features;
 - (9) Planting to enhance the appearance of buildings and grounds, to screen objectionable features and to control erosion and rapid runoff of ground water;
 - (10) All elements of the site plan harmoniously and efficiently organized in relation to topography, the size and shape of the plot, the character of adjoining property, and the type and size of the buildings;
 - (11) Arrangement of buildings in favorable relation to the natural topography, existing desirable trees, views within and beyond the site, and exposure to the sun and other buildings on the site, with building arrangement appropriate for the general climatic characteristics of the region;
 - (12) Natural light and ventilation for occupants and the public;
 - (13) Grading which assures adequate surface drainage, conservation of desirable existing vegetation and natural ground forms, and which does not create a nuisance on or off the property, divert surface water onto adjacent public or private property or increase the rate of run-off of surface water onto such adjacent property, interfere with or obstruct natural drainage of water from such adjacent property, or interfere with or obstruct the public water, sanitary or storm sewer system, or interfere with or obstruct a natural watercourse (i.e., any river, creek, brook or branch, and the flood plain thereof).

Pierce Township Site Plan Guidelines

- (14) Utility poles and facilities designed in keeping with the project and properly shaded to screen the windows of habitable rooms on the site as well as all off-site premises from the direct rays of light;
 - (15) Preservation and enhancement of the appeal and character of the site by retaining and protecting existing trees and other site features and adding new plant material for privacy, shade, beauty of buildings and grounds and to screen out objectionable features, which plant material shall be selected, located and spaced so as to be in scale with the composition of the buildings, the site and its various uses and surroundings, to harmonize in size, shape, color, texture and winter characteristics with the buildings and the development of the grounds, and with due consideration to its ultimate mature growth, avoiding the use of material which will become overgrown without severe trimmings.
- (E) In the event of a conflict between a design standard set forth in these Site Plan Guidelines and the same or similar design standard found in the Township Zoning Resolution, the more restrictive design standard shall apply.

Section 4 Outdoor Lighting Standards

The outdoor lighting guidelines shall apply to all new projects and qualified expansion projects subject to this site plan review process.

- (A) Lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties. Floodlights, wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited. Non-cutoff light fixtures shall be prohibited.
- (B) Illumination Standards. Sidewalks and parking areas shall be properly lighted to facilitate the safe movement of pedestrians and vehicles and provide a secure environment. In parking areas, the light intensity shall average a minimum of 0.5 foot candles. In pedestrian areas, the light intensity shall average a minimum of 2.0 foot candles. Lighting levels shall not exceed 0.5 foot-candles at any common property line with property zoned or used for residential uses.
- (C) Height. All freestanding light poles and fixtures shall not exceed twenty (20) feet.
- (D) Placement. Any freestanding light pole and fixture shall be placed a minimum of ten (10) feet from any property line when proposed to be located adjacent to a residential land use. There shall be no setback requirements for any freestanding light poles and fixtures when abutting any non-residential land use.

Section 5 Access Management Requirements

General standards for parking areas, circulation, and access shall be incorporated as part of the site plan. These standards are found in Article 11 of the Zoning Resolution. As part of the site plan review process, access shall be reviewed relative to the distance from other drive approaches and from roadway intersections. The preferred method of providing access to parcels is to minimize or eliminate driveways by using service roads, rear access roads, or shared driveways. The Zoning Inspector, as part of the site plan review process, require that existing driveways be moved, combined, re-aligned, or eliminated to reduce the potential for accidents. Any new curb cuts must meet any applicable Clermont County Engineer's Office guidelines.

- (A) *Conditional approval of driveways.* As part of the site plan review process, the Zoning Inspector may approve a site plan with a specific driveway location with the condition that an agreement be first entered into between the property owner and the Township, requiring that if a service road is constructed in the future, or if the opportunity for a shared driveway should present itself with

Pierce Township Site Plan Guidelines

development of adjacent property, one or more approved driveways shall be closed and measurements taken to utilize such service road or shared drive. Approval of driveways may also include restrictions on turning movements, locations, or other requirements to ensure safe and efficient traffic movement.

- (B) *Construction and use of service roads.* When a service road is required, such improvement shall be constructed by the developer of the involved property before any occupancy or use of the parcel or structure is permitted. When a service road is provided, all access to an adjacent property shall use that service road and no direct access to the main thoroughfare shall be provided.

Section 6 Traffic Impact Study

A traffic impact study shall be a requirement for site plan review if the expected trip generation of the land use is 100 or more cars per peak hour as identified in the Institute of Traffic Engineers (ITE) Manual. A traffic impact study shall be prepared by a qualified professional engineer registered in the State of Ohio at the applicant's expense. The traffic impact study shall investigate the feasibility and benefits of improvements such as signals, turn lanes, driveway movement limitations, and other relevant information to the site to protect the safety of the traveling public. The traffic impact study shall include the following elements:

- (A) A description of the site and study area.
- (B) Anticipated development of adjacent parcels.
- (C) Trip generation and distribution, including a description of all assumptions used to generate findings of trip distribution.
- (D) Modal split, if applicable.
- (E) Traffic assignment resulting from the development.
- (F) Projected future traffic volumes.
- (G) An assessment of the impact that would result from driveway alternatives.
- (H) Recommendations for site access and transportation improvements needed to maintain traffic flow within and past the site at an acceptable and safe level of service.
- (I) An evaluation of the effects the proposed development will have on the level of service and roadway capacity.

Item: 5) g.

5.05 D)

1) Table(s) 5.05-1 and 19.03-01 establish the yards within which a specific type of accessory use or structure may be located as it relates to a panhandle lot, corner lot, or a standard interior lot (See Section 6.01 (Lot Measurements and Requirements) for illustrations of rear yards on panhandle and corner lots.).

Item: 5) h.

9.03: Architectural Design Standards for Nonresidential Buildings

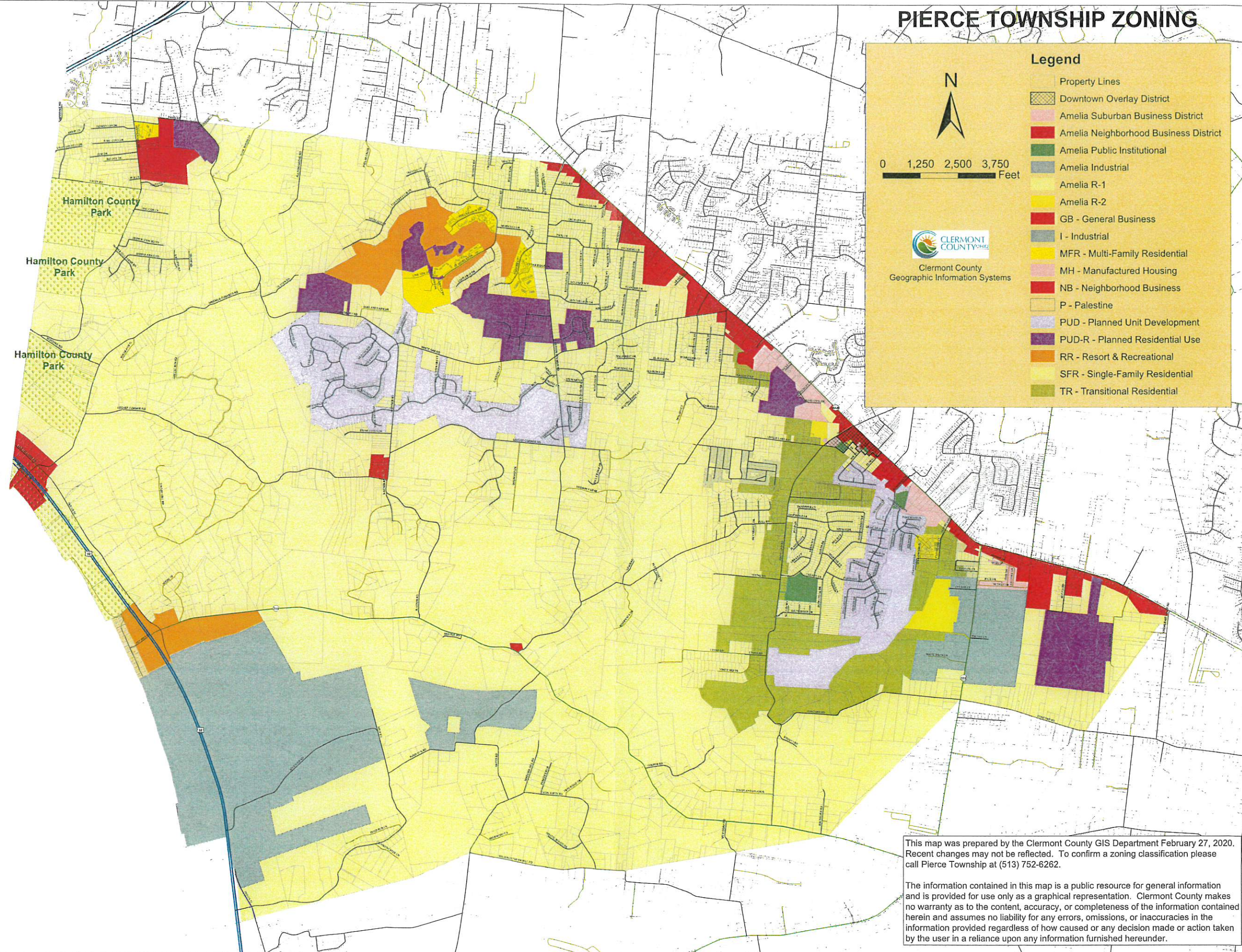
B) The following design standards shall apply to all development in nonresidential zoning districts in Pierce Township, **except those areas located within the Historical Amelia boundaries, as detailed in Article 17.03.**

Item 5) i.

4.06 C) Yard Locations for Accessory Uses

Table 4.06-1 and 19.05-01 establish the yards within which a specific type of accessory use or structure may be located as it relates to a panhandle lot, corner lot, or a standard interior lot (See Section 6.01 (Lot Measurements and Requirements) for illustrations of rear yards on panhandle and corner lots.). The following establishes where accessory uses or structures that are permitted in the rear yard may be located in double frontage or triple frontage lots.

PIERCE TOWNSHIP ZONING



Legend

- Property Lines
- Downtown Overlay District
- Amelia Suburban Business District
- Amelia Neighborhood Business District
- Amelia Public Institutional
- Amelia Industrial
- Amelia R-1
- Amelia R-2
- GB - General Business
- I - Industrial
- MFR - Multi-Family Residential
- MH - Manufactured Housing
- NB - Neighborhood Business
- P - Palestine
- PUD - Planned Unit Development
- PUD-R - Planned Residential Use
- RR - Resort & Recreational
- SFR - Single-Family Residential
- TR - Transitional Residential

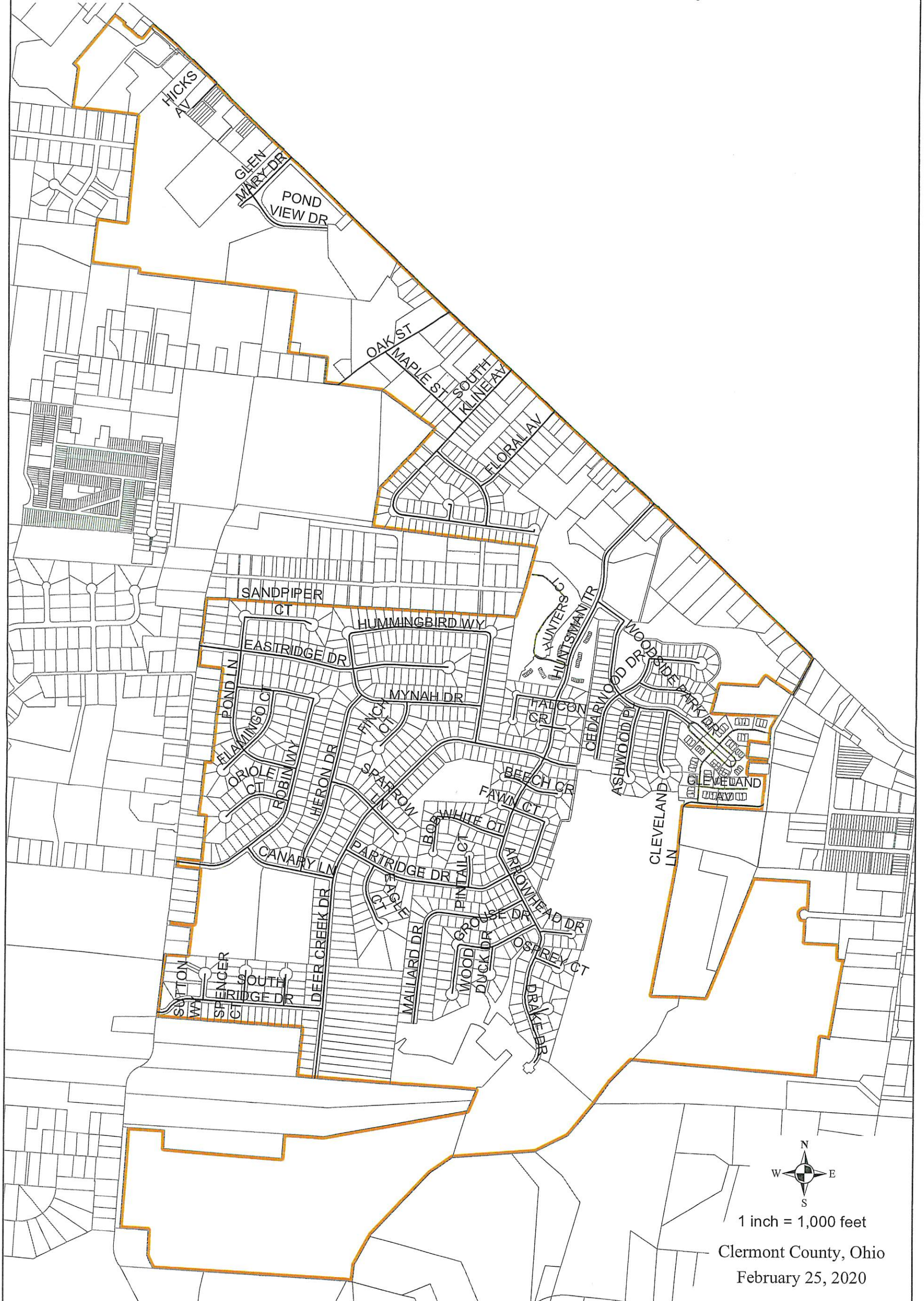
0 1,250 2,500 3,750 Feet

Clermont County Geographic Information Systems

This map was prepared by the Clermont County GIS Department February 27, 2020. Recent changes may not be reflected. To confirm a zoning classification please call Pierce Township at (513) 752-6262.

The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken by the user in a reliance upon any information furnished hereunder.

Historical Amelia H/A Boundary



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Legend

- | | | |
|--|---|--|
|  Interstate Highway |  Township Roads |  Property Lines |
|  Ramps |  Municipal Roads |  Historical Amelia Boundary |
|  US Highway |  Private Drives | |
|  State Highways |  Alleys | |
|  County Roads |  Trails | |

Clermont County, Ohio
February 25, 2020

Village Comprehensive Plan



Amelia Village, Ohio

VILLAGE PLAN

Comprehensive Plan Amelia Village, Ohio

Prepared for

Amelia Village, Mark Menz, Mayor

Approved By:

The Citizens Advisory Committee, November 23, 1999

Approved By:

The Amelia Village Planning Commission, February 21, 2000

Adopted By:

**The Amelia Village Council, April 6, 2000
Resolution Number: 2000-18**

May 2000

Prepared by

Menelaos Triantafillou & Associates
Planning, Urban Design, Landscape Consultants
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Pam Highlen
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* Past Council Member

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James Pemberton
Ron Robinson
Kerry Schulze

Village Solicitor

Norman Vollman

Village Engineer

Angelo Santoro

VILLAGE OF AMELIA, OHIO
Resolution Number: 2000-18

A RESOLUTION ADOPTING THE COMPREHENSIVE PLAN - AMELIA VILLAGE, OHIO DATED DECEMBER 22, 1999; AND DECLARING AN EMERGENCY.

The Council of the Village of Amelia, Ohio met in a special session on April 6, 2000 at the Village Municipal Building with the following members present:

	Present	Absent
Candace Gabriel.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert W. Groh.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Todd J. Hart.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pam Highien.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ron Robinson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Debbie S. Schwey.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Mr. Robinson moved the adoption of the following resolution as follows:

WHEREAS, the Village of Amelia, Ohio has been experiencing a growth rate and development pattern which is quickly consuming its undeveloped land;

AND, WHEREAS, traffic congestion continues and will continue to affect the community's quality of life and economic viability;

AND, WHEREAS, the Village of Amelia, Ohio has never had a comprehensive plan to guide its growth and development;

AND, WHEREAS, Village Council is committed to the vision of preserving and enhancing the community's viability, character, and quality of life by guiding growth and development;

AND, WHEREAS, the proposed comprehensive plan will accommodate future growth, encourage economic development, protect natural resources and revitalize the community's business district;

AND, WHEREAS, the Amelia Village Planning Commission through the Village Council appointed Citizens Advisory Committee has conducted a community survey, held public meetings and workshops, and made presentations to discuss the issues affecting the future of the Village of Amelia, Ohio and obtain public input;

AND, WHEREAS, the Amelia Village Planning Commission has prepared a comprehensive plan containing goals and policies, a vision and plan for future growth and development, and recommended actions for achieving the vision;

NOW, THEREFORE, be it resolved by the Council of the Village of Amelia, Ohio, that:

SECTION 1: Upon motion duly made and unanimously adopted the rules are suspended to permit the adoption of this resolution as an emergency measure.

SECTION 2: Village Council hereby adopts and approves the COMPREHENSIVE PLAN - VILLAGE OF AMELIA, OHIO, dated December 22, 1999 which has been previously approved and recommended to Village Council by the Amelia Village Planning Commission. the provisions of which are incorporated herein by reference as if fully restated herein.

A RESOLUTION ADOPTING THE COMPREHENSIVE PLAN - AMELIA VILLAGE, OHIO DATED DECEMBER 22, 1999; AND DECLARING AN EMERGENCY

ACTION 3: Village Council hereby finds and determines that all formal actions relative to the passage of this resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This resolution is declared to be an emergency for the preservation of the health and safety of the Village. Specifically, the growth and development of the Village requires leadership and the prompt planning to assure the continued quality of life enjoyed by residents of the Village of Amelia, Ohio. Therefore, this resolution shall become effective upon its adoption.

Ms. Gabriel seconded the resolution, and the roll being called upon its adoption, the vote resulted as follows:

	YEA	NAY
Candace Gabriel.....	✓	_____
Robert W. Groh.....	✓	_____
Todd J. Hart.....	_____	✓
Pam Highlen.....	_____	✓
Ron Robinson.....	✓	_____
Debbie S. Schwey.....	_____	✓
<u>Mayor Menz</u>	✓	_____

Passed April 6, 2000.

Kerry Schulze
Kerry Schulze, Clerk/Treasurer

Mark Menz
Mark Menz, Mayor

CERTIFICATE OF POSTING

I, Kerry Schulze, Clerk/Treasurer of the Village of Amelia, Ohio, do hereby certify that the foregoing resolution was posted in five (5) posting places as designated by the Village Council and in accordance with the provisions of the Ohio Revised Code in order to accomplish publication of same.

Kerry Schulze
Kerry Schulze, Clerk/Treasurer

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Section I

Introduction

The Place

The Challenge

Village Planning

Visioning the Future

Proactive Planning

Village Comprehensive Plan

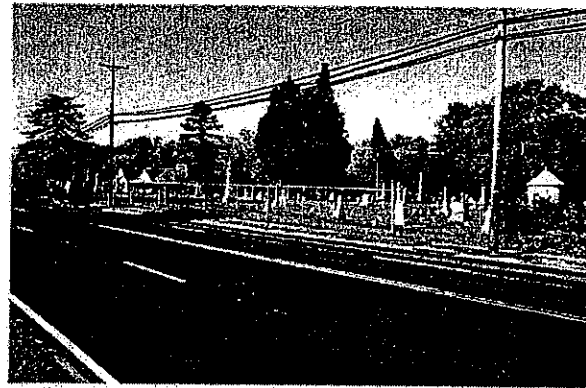
The Place

Amelia is a real community, with its history, schools, library, parks, police, neighborhoods, old family names, friends, stories, people of mixed ages, and local government.

If you should visit Amelia traveling east on Main Street (State Route 125), following the typical commercial strip, the small town character of the Village will greet you: the scenic open space, few historic structures, farmland, and the old cemetery. At the intersection of Oak and Main Streets, you will see the newest addition to Amelia's businesses. From there, the remaining old and new suburban/rural businesses along Main Street take you through the Village. Through this short distance, there is the obvious absence of a town center; something to serve as a focus of the community.



Pommert Property



Amelia Cemetery



Main Street Looking West

A few blocks from Main Street, you will discover fragments of the old neighborhoods with the original tree-lined street pattern and village scale homes, next to woodland, farmland, and open land. Beyond, conventional suburban-style neighborhoods are interspersed with new subdivisions still under construction, surrounded by open land. A sense of the Village is more apparent in the old neighborhoods of Amelia, as you move away from Main Street.



Oak and Maple Looking North

In spite of its linearity, lack of a town center, and newer ad-hoc and typical subdivision patterns of growth and development, Amelia has a distinctive sense of place and a unique position in the region. To its residents and elected officials, this premise offers a starting point for planning the Village's future and the Comprehensive Plan.



Typical Old Residential Streetscape

The Challenge

Amelia stands at a critical point in its history. It must make an informed choice for its future. It can either let the ad-hoc pattern of growth and development continue or it can work together as a community toward a new

pattern of development, that is capable of attracting new people and businesses.

The concept of planning for the future on a comprehensive and long-range basis is new to Amelia. Since its incorporation in 1900, the Village has grown with relatively little planning direction. State Route 125, once the Village's Main Street, has been the primary influence of growth and development, and currently, continues to separate the community and influence the local development patterns.



Main Street Looking West circa 1919



Main Street Looking West 1999

Today, Amelia is more of a conglomeration of subdivisions attached to the main roadway, and less of a unified community. The impact of traffic from Main Street on the Village is the single most important issue that Amelia must address successfully in order to become a viable community and to attract people and jobs.

As the region grows, traffic on the Main Street corridor will increase. In the future, the County and the State will increase the capacity of the existing roadway by widening the lanes and adding a continuous left turn lane. These improvements will favor the expansion of the commercial strip through the Village, they will contribute to the separation between the north and south sections of the Village, and they will take away Amelia's ability to establish a viable community with a distinct village center as its focus. Moving increased volumes of traffic through Amelia at the community's detriment is not a viable and sustainable objective.

Recent research on metropolitan traffic congestion by the Texas Transportation Institute has found that the most common congestion-fighting strategy (adding lane capacity) has had virtually no impact on the growth of traffic congestion in major urban areas. Their study found that there was no significant difference in the rise of traffic congestion between metro areas that had added extensive new road capacity with those that have not. The director of the Institute said that, "Widening roads to ease traffic congestion is ineffective and expensive at the same time. It's like trying to cure obesity by loosening your belt."

Clermont County's transportation system is based on state route corridors, moving traffic east and west to and from I-275. Traffic along these corridors is increasing due to growth, the lack of a transportation system network, and the absence of regional and local land use/transportation system policy. Expanding lane capacity along these corridors will not resolve traffic congestion, and, ultimately, will hinder the regional economic potential in the region.

Amelia's Comprehensive Plan recognizes the need for efficient flow of traffic along Main Street. It recommends a set of actions for improving access, making traffic movement more efficient, improving the streetscape character, installing the necessary pedestrian amenities, and promoting business retention and expansion.

Village Planning

Currently, village planning is a prominent focus of the "New Urbanism" movement and has become a hallmark trend in contemporary community planning and the marketing of new large-scale residential developments. The New Urbanism is a recent national movement in American community planning. It was born at the turn of this century mainly in reaction to suburban sprawl, and to the realization that the suburban paradigm can no longer be used as a viable model for planning and sustaining communities for future generations.

Around the country, revitalization of sections of older cities are being planned and designed along the New Urbanism principles. Village planning is being hailed as a means for helping establish viable and genuine communities. Community planning and architectural traditions and principles that have shaped many livable American communities built during the late 19th and early 20th centuries are being rediscovered and applied to contemporary community planning.

Unlike the typical suburban areas in its region, Amelia does not have to reinvent itself as a village. Parts of the old village pattern, such as its scale, its friendliness, its neighborhoods combine to make it look and

feel distinctively different than the suburban areas around it. At the closing of the century, and one hundred years after its incorporation as a village, Amelia may reemerge in a contemporary setting as a genuine community, offering a true alternative to anonymous residential suburban developments.

The Village leadership recognized this unique opportunity and challenge, and through a deliberate plan and strategy, is setting forth a vision for the Village to redirect itself and become a viable, genuine, village-scale community. The Comprehensive Plan recognizes this desire expressed by its residents and elected officials and will provide the tools and direction for achieving the vision.

Visioning the Future

During the last ten years, progressive communities across the country have been increasingly trying to become more proactive in planning their future and in charting their own course on how to deal with change. Common among these planning efforts is the premise that the community must shape change to its advantage. The Comprehensive Plan developed through this process reflects a community-based sense of vision and defines the type of future the community wants.

Through effective citizen participation, the planning process has made it possible for the community to envision the future it wants and to articulate how to achieve it. Amelia's citizen participation process brought people together to develop a shared image of what they hope their community will become.

Amelia's citizen participation process and plan:

- Focuses on a wide range of concerns;
- Is strongly geared to community values;
- Explores the future by examining what is probable as well as what is possible; and
- Is built around the development of a shared vision.

Choosing the Future

Within driving distance of 40 minutes or less, and approximately 27 miles from downtown Cincinnati, Amelia is strategically located in the region and the easterly expansion of the metro area (Figure 1). *As Batavia and Pierce Townships opt for larger residential lots to fend-off suburban sprawl, Amelia will be increasing its attractiveness as a prime location for housing development.* Amelia can organize its growth and expansion as a traditional small-scale community, focused on its new and distinctive proposed town center.

With a proper comprehensive program and strategy for land use planning, growth, and economic development, Amelia can absorb a significant rise in population, without the level of negative impacts and costs associated with suburban sprawl developments.

A town center in Amelia will not only serve as the Village's focus but also as a magnet for it's region. The town center designed within human scale principles and offering mixed uses will create a unique environment for the residents of Amelia and surrounding Townships.

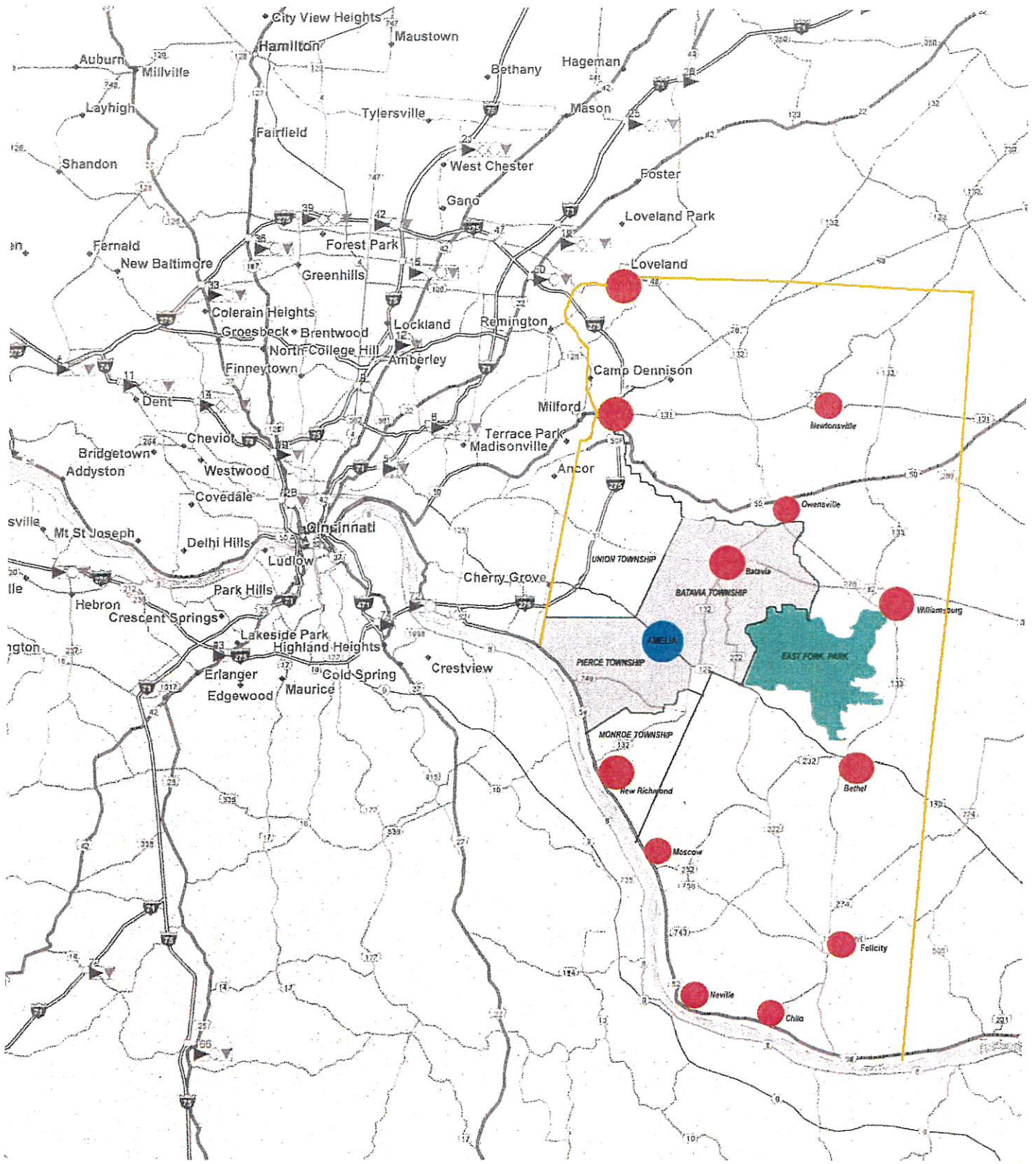


Figure 1

REGIONAL VILLAGE SETTING
Amelia Village Comprehensive Plan

MENEAOS TRIANTAFILLOU & ASSOCIATES
 Planning, Urban Design, Landscape Consultants

Because the Village does not currently have resources to develop additional infrastructure and undertake needed improvements, it will have to integrate its plans with those of the County and State. Such a plan should include programs for improving the existing infrastructure and its expansion to meet projected growth.

Amelia's vision for the future will require hard work and perseverance from its elected officials, residents, property and business owners. The vision's implementation will require that Amelia increases its administrative know-how in creating opportunities for partnerships between public and private entities. This will allow the Village's leadership to share the costs, risks, and rewards of redevelopment and new development. *This will become even more attainable as the Village population increases and Amelia can acquire a city status.*

Proactive Planning

Amelia cannot afford to watch subdivision developments take place, traffic congestion increase, and its businesses deteriorate. Revenue-producing land use development and traffic management are the two key challenges facing Amelia's future. Proactive planning and the successful resolution of these two challenges will make it possible for Amelia to become a viable community, and to chart its own future.

The Comprehensive Plan is a major step towards this goal.

Amelia Village Comprehensive Plan

The Amelia Comprehensive Plan deals with the physical elements that make up the community. The Plan reflects local conditions and community desires, and serves as a guide to physical development. As such, the plan is a function of advanced planning for the Village, and provides a basis for development decisions for a 12 - 15 year period. Its main purpose is to guide both the day-to-day decisions and achieve the goals and vision of the plan as expressed in the comprehensive planning document. In addition, the plan establishes a strategy for the Village to achieve a desirable growth and physical pattern.

Growth and change within the Village and adjacent undeveloped parcels of land will take place in increments rather than in a grand scale as an entire master plan. Historically, the Village has grown in small increments and will continue to do so. Consequently, the plan establishes recommendations and standards to help Amelia grow in increments, by paying attention to the details of scale, character, economic development, and quality levels of service, as opposed to the production of wholesale suburban-type development. The plan aims at specific and predictable growth and change, measured against its citizen participation community-driven goals and objectives, policies, and standards.

The Comprehensive Plan will:

- Retain and attract jobs and new revenue-generating businesses.

- Develop a Village center to serve as the community focus.
- Protect the Village scale and character and improve its image.
- Ensure the Village's ability to provide quality services.
- Conserve natural and historic resources.
- The plan is a legal document through adoption by the Village Council. The plan as a legal document is Amelia's formal basis and commitment to land use planning, zoning control, and future development in a comprehensive manner; and
- The plan fulfills Clermont County and State of Ohio requirements for Planning and Zoning.

A set of key functions as shown below establishes the legal framework for the Amelia Village Comprehensive Plan:

- The plan with its goals and policies is an expression of what Amelia Village wants and wishes for the present and future. The participation of the Citizens Steering Committee during the planning process and the inputs received from the community questionnaire are methods the Village utilized to ensure community involvement in the preparation of the plan;
- The plan serves as a guide in making current and future land use and zoning decisions, on the basis of a clear set of goals and policies, and comprehensive recommendations;

The Comprehensive Plan will remain valid and relevant only when it is updated at a minimum of every five years. The plan and its recommendations represent Amelia's vision according to conditions and community as they exist today, and other planned growth and improvements.

The update of the plan and needed changes should assess whether the land use recommendations and the goals and policies reflect the changing conditions of the future and adjust the plan and its technical data accordingly. While changes in development and/or services may make some portions of the plan outdated, the underlying principles and policies of the plan should remain useful. Similarly, land use relationships established in the plan should be maintained during the review and decision-making process.

Section II

What We Heard

Community Input

Introduction

This section of the Comprehensive Plan gives an overview of the citizens' participation process and inputs during the planning process. The Comprehensive Plan is based on two imperatives for success: a) the authentic participation and involvement of all the stakeholders; and b) the development of a vision and creative plan to sustain reasonable growth, economic viability, and the desired quality of life in the Village.

The Village Council recognized the importance of actively involving residents and other stakeholders in the articulation of a vision and the preparation of the Comprehensive Plan. In order to achieve this goal, Council appointed the Citizens Steering Committee (CSC) to serve as a liaison between the community and the planning consultants. The Committee was comprised of 15 individuals including residents, business owners, representatives from Clermont County, local officials, and a teacher and students from the local high school.

Community Questionnaire

The Committee and the planning consultants met at specified times to discuss issues, review data and recommendations, and generally guide the direction and scope of the plan. In order to survey residents' views on the major factors to be considered in the

Comprehensive Plan, the CSC administered a Community Questionnaire survey prepared by the consultant. The members of the Committee distributed questionnaires throughout the community during the spring of 1998. A copy of the questionnaire form is included in Appendix A.

The questionnaire consisted of 12 pages, and asked residents to indicate the extent to which they felt improvements should be emphasized in the Comprehensive Plan.

The residents were informed that Amelia Village was analyzed for the purpose of preparing a Comprehensive Plan, and that their input would be valuable for establishing directions for the future of the community. In order to set goals for the future, CSC sought widespread input to help identify community-wide needs and residents' wishes for improvements to be emphasized in the Plan.

The questionnaire addressed a broad range of subject areas, including:

1. community life and village character
2. traffic movement and parking
3. pedestrian facilities
4. community needs including facilities for senior citizens, teens and young children and environmental protection
5. parks and open spaces
6. land use and zoning
7. housing and neighborhoods
8. community appearance and visual character
9. economic development

The questionnaire also provided an opportunity for written comments, in questions 24 through 27, to expand upon the residents' concerns, suggestions and comments.

During the review of the survey results it became clear that a community survey can provide an effective 'snapshot' of the residents' opinions and views at a particular point in time, but it may not provide an effective measure of future needs. The Comprehensive Plan will also address and develop appropriate means and procedures for responding to such changes and needed improvements that are likely to occur in the future.

In an effort to determine the geographic location of the returned questionnaires, and for broad distribution of the questionnaire, Amelia was divided into 7 survey areas as shown below, based on neighborhood identity, period of development, subdivision housing, and the business district.

Area A: Hopkins, N. Kline, Leticia, and Chapel neighborhood areas

Area B: Amelia Park neighborhood

Area C: Huntington Avenue, Sperling Drive neighborhood areas

Area D: Quail Creek neighborhood

Area E: Eastridge (Sedona Ridge) neighborhood

Area F: Floral, South Kline, Maple neighborhood areas

Area G: Main Street

A map of the Village identifying each area is included in Appendix A.

An effort was made to distribute the questionnaires within each area on a random basis as possible. Members of the Steering Committee distributed the questionnaires at their respective neighborhoods. The high school students distributed questionnaires across the board. The completed questionnaires were returned or retrieved by members of the Citizens Steering Committee, or brought to the Amelia Village Administration Building. Additional questionnaire forms were available at the Library and Municipal Building.

Approximately 400 questionnaire forms were distributed. A total of 95 (24%) questionnaires were returned. Seventy-four (74) of these were Amelia residents, and twenty-one (21) were business-owners (5 of which were both residents and business-owners). In most instances, responses reflected households and not necessarily individuals.

The breakdown of questionnaires returned by each area is shown in the following Table II-1.

The consultant tabulated the results of the Community Questionnaire. It should be noted that Question 20 of the questionnaire called for the ranking of various improvements or services on a numerical scale ranging from 1 [top priority] to 5 [low priority]. For ease of analysis, rankings of 1 and 2 were combined and tabulated as high priority responses, a ranking of 3 was tabulated as

**Table II-1 Citizens Steering Committee
Number of Questionnaires Returned**

Area	Number of Questionnaires Returned
A	15
B	0
C	4
D	36
E	4
F	9
G	17
Unspecified	10
Total	95

a moderate priority response, and rankings of 4 and 5 were combined and tabulated as low priority responses.

The percentages of responses for each category were based on the total number of respondents answering the particular question, not on the total number of questionnaires received.

Overview of Findings and Conclusions

The consultant made a detailed analysis of the results of the Community Questionnaire and reached a number of general conclusions from the data.

Following are summary statements of responses reflecting the feelings and concerns of the respondents:

1. The overwhelming majority of Amelia residents, as expressed in the questionnaire, consider its small-town character, with an

emphasis on safety and retaining family ties in the area, to be an important attribute of living in Amelia. The residents indicated they consider the small-town feeling, friendliness, and close proximity to a large city, qualities that make Amelia a special place to live.

2. For most of the residents the key attributes that make Amelia special, such as small town closeness, the feeling of safety, tree-lined streets, and friendliness should be respected and should not change due to growth and development.
3. The village size and congenial atmosphere were the two community qualities the majority of residents wanted to stay the same. Residents and business-owners gave priority in the questionnaire to maintaining efficient levels of traffic, cleaning up of properties and businesses on Main St./Route 125, and establishing more new businesses.
4. While a major portion/high percentage of residents rated the quality of life in the community as good, a number of issues of concern were also expressed in the questionnaire.
5. A majority of residents and businesses alike felt strongly that efforts should be made to reduce and control, or eliminate, traffic congestion on Main Street (State Route 125). With no exception,

- the residents overwhelmingly indicated that the single most negative aspect of Amelia is traffic congestion along Main Street. The residents feel that increased traffic separates the village, makes it difficult to cross Main Street, and hinders business development. Concern was also expressed for functional and safe pedestrian access and signalization, particularly in the areas of heavy traffic conditions, and of no existing sidewalks.
6. Residents expressed a need for improvements in local services and public facilities with particular emphasis on police and emergency services, medical services, and indoor and outdoor recreational facilities. Most respondents feel that the police are helpful and friendly.
 7. An increase in "green" buffer zones between residential and non-residential areas was also of high priority.
 8. Residents concern for housing and buildings in the community for maintaining and improving building exteriors; for preserving the historic character of significant facades; and for improving the appearance of homes in neighborhoods, with an extremely high priority given to weed control. Emphasis was placed upon large-lot single-family housing, and the lowest priority was given to multi-family rental property.
 9. Single-family residential development is the preferred type of housing for the village. The residents want to maintain the character of single-family housing and neighborhoods. Multi-family development is desirable only in small amounts and only of the highest quality possible.
 10. The majority of respondents indicated that they come to Main Street on a daily basis for the purpose of visiting the Post Office. Frequent visits were made for banking, pharmacy and repair services. Of less frequency were trips to work, visiting friends and recreation. Parking takes place at the Post Office, the place of business, or public facility.
 11. In addition, the overwhelming majority indicated that they shop outside Amelia [Eastgate, Beechmont] due to a lack of variety and available items. The stores given high priority as appropriate for Main Street included grocery, drugstore, bakery, hardware, and repair services. Retail clothing and discount stores, a movie theater, and craft/gift/antique shops were stated as desired additions to the community. The minority of those that shop in Amelia stated that it is done to support local business.
 12. The lack of a focal area in the Village was noticed by most residents who indicated their support for establishing a village

center with mixed uses as a way of creating new shopping opportunities as well as a community gathering place.

13. Most residents favor annexation based on a phased plan of action. The land uses preferred by the residents are those which can produce tax base, as well as park and recreation areas.

14. Finally, most residents indicated that they are concerned about the future conditions in Amelia with respect to traffic congestion, and loss of green and rural areas due to uncontrolled development and growth.

What the Citizens Said

When asked to state anything additional they would like to comment on, the respondents provided a great number of personal feelings about their community. The consultant has included all statements made, and only in few instances were statements not repeated to avoid duplicity.

Following are the comments made as they appear in the returned questionnaires.

Ours is the jewel of Clermont County.

I would move [unwillingly] if the progression bug strikes

Younger families add new and positive energy.

Lavender carpet outdoors look tacky

Kids have no where to be, or nothing to do.

Amelia has not changed in 100 years.

We need a center of town; a focal point.

We deserve decent places to shop [for a loaf of bread] other than a gas station.

Clean up some of the filthy apartments and trailer parks.

Amelia needs an identity.

Amelia could be a lot more than just a couple of red lights

Landlords should be forced to maintain their properties.

The Village looks trashy with signs of all sizes and colors.

Lived here 72 years and remember when Amelia was thriving.

Over the years a lot of character has gone.

Concentrate on the village; forget annexation.

Lived here 51 years and I like it.

In the past few years we have been going downhill.

My biggest complaint is sidewalk conditions in winter.

Traffic lights are not enforced. Impossible to cross Main.	Special to me because it's my birthplace.
A fine ballpark that is never maintained.	Nice church buildings.
Our street is like it's own small town.	Amelia used to have the largest goldfish farm in the world.
A lot of businesses on Main St. look junky.	Image of Amelia will not change until we clean it up.
More celebrations like the Christmas Parade.	Fire Station is way too small.
Not too many things I could say I'm proud of in Amelia.	History of Amelia is being lost and not preserved.
Traffic is horrible.	Our village needs a face lift to look historic and genuine.
Like to see more traffic.	Nice place to live before all the building started.
Most well-kept business are outside the Village; why?	Put old building back on the corner of Jenny Lind & Rt. 125.
Homes in disrepair are starving for attention.	We are headed toward more crime and noise and less privacy.
Widen SR 125 to solve long-range traffic problems.	It's a small town I feel safe living in.
Certain ill-kept buildings & 'areas' need to be addressed.	Amelia needs an M.D.
Need industrial development.	Amelia churches are beautiful and bring people here.
Not a 'planned' community; but has great potential.	A very good Police and Fire Dept. and Life Squad.
Amelia is a speedtrap to outsiders.	There is a hometown feeling.
Air is better than in city.	Employees not friendly at Municipal Building.
Clean up crumbling buildings.	Police need to get out of their cruisers and be friendly.

There is good government leadership.	A feeling of community safety. [many responses]
By-passing Amelia would destroy the community.	I like having our own post office.
It's great planning is being done and resident input received.	Embarrassed by appearance of Main Street.
Too many tattoo stores.	We need turn lanes along Rt.125.
Police do very well on traffic enforcement.	Small-town feeling. [many responses]
Would like more recreation areas for all ages.	Hazardous parking on Arrowhead/Huntsman: accident potential.
Thank you for your efforts to improve our community.	We don't have any bars, that's a good thing.
Excellent response from public officials. [zoning, etc.]	Police do a great job!
Concern over appearance along Main Street. [many responses]	Close all the beer places and bars.
Old is only good if it's preserved right.	Bigger isn't better.
We need an incentive program for property-owners to clean up.	First and foremost, I like Amelia.
Amelia is caught between old and new.	
Feel safe due to the presence of Amelia Police.	
Too many houses going up too fast. Too much development.	
Vision of town hall off Rt.125 is a great one.	
I feel good seeing the bike police.	
Zoning is too strict.	

Section III

Where are We Now?

Village Growth

Natural Landscape

Visual Character

Population

Building Activity

Housing and Household
Characteristics

Existing Land Use

Existing Zoning

Land Use / Zoning Comparative
Analysis

Transportation

Public Services

Introduction

This section of the Comprehensive Plan gives an overview of Amelia's profile. That is, from data research and analysis, it identifies the characteristics of the community, such as its growth, natural features, population, demographics, land use and zoning, transportation, utilities and services. In addition, through the analysis and evaluation of the questionnaires circulated in the community, it presents the citizens' input and identifies what it is that the citizens of Amelia value and treasure, and what issues and problems need to be addressed in the Comprehensive Plan.

Village Growth

An important element of a community's comprehensive plan is the understanding of its transformation over time. For Amelia, the understanding of its historical growth and change serve as a way for making informed choices regarding its future physical pattern, its character, and its role in the region.

The document '*Dedicated to the Progress of the Village of Amelia*', 1993, edited by Clifford Hughes, the Village historian, provides us with a comprehensive overview of the town's historical growth. The following is an excerpt from his book:

The first settlers in or of this area came from Maine, Massachusetts and New Jersey in 1826 and 1827.

Before the first settlers came to this area the land was home to the great tribes of the Miami, Shawnee, Wyandot and Delaware Indians. Shortly after the various tribes had moved westward, a young surveyor, William Lytle, at

age 16 came to this valley to chart the land now called Clermont County. In 1793, Mr. Lytle surveyed a land grant for Mr. Robert Gibbons. The Amelia Village is a result of a portion of this land. The land which comprises the Amelia Village was formerly territory granted to officers after the Revolution.

There is evidence that early settlers came to this area in the early 1800's. They were believed to have come from a settlement called Columbia Settlement. They came to explore, hunt and plant crops, living in cabins built in the present Amelia, Batavia and Withamsville areas. The nearest settlement to the now Amelia area was the Witham Settlement. It is documented that a house known as the Coombs house, located approximately three miles south of Amelia, when torn down in 1964, bore the date of 1802.

The first settler was an Irishman, Daniel Kergan, who settled on the western edge of Amelia in 1809. Mr. Martin Pease, a sea captain for 20 years, moved to the eastern edge of Amelia in 1814. He came from Martha's Vineyard and settled on 200 acres near the junction of St. Rt. 125 and St. Rt. 132 south. The road at this time was nothing but a blazed trail. his home was built by Jonas Mann in 1812 and Captain Pease lived there until his death in 1853. His family married into other early Amelia families, Jernegans, Butlers, Fairfields and Offitts. With Captain Pease, came five other families from Massachusetts, causing this area to be called "Yankee Settlement". David Jernegan settled on an adjoining farm and his son Henry was later the founder of Utopia. John Butler lived a mile outside the village but later moved into the town to help Mr. Jernegan build and operate his steam powered sawmill. This was in the vicinity of the present day Methodist Church. Walter and Abner Butler's family moved here from Martha's - Vineyard in 1817. Another New Englander, Jonathaq Donham, a colonel in the War of

1812, settled near the present day junction of Chapel Road and St. Rt. 132 north. Benjamin Arsher, was born in 1815 on a farm just outside of Amelia and was the first man to encourage ten German families to journey to this area. They settled on his farm.

More early settlers came from Maine, Massachusetts and New Jersey in 1826 and 1827. It is known that in 1827 newlyweds, John and Sarah Robinson, Great-Grandfather and Great-Grandmother of Hazel Ingalls Pollitt and Margaret Ingalls Teegarden, left New Jersey and headed west and settled in the area. They developed a large farm, which occupied the center of town, a part of which lay in the now Batavia Township and the other part in what is now Pierce Township. They had six children, one who died at age 11 when she fell into one of the fireplaces. Mr. Robinson was an undertaker and set up his business on his farm.

In 1831 a toll road, a dirt road, now Main Street or St. Rt. 125, was built by Colonel E. G. Penn. Colonel Penn's fine residence at 29 East Main Street was razed in 1973 to make way for the Apple Hill Apartments. There were two toll gates. One at the west end of the village on the north side of Main Street, approximately where the dental offices of Drs. Parobek and Godfroy are now located and one at the east end of town at the junction of St. Rt. 132 at Kroger and the south side of St. Rt. 125 (also known as Ohio Pike).

By 1830 a small settlement developed around the mills of Jernegan and Butler. This gave the settlement the name of Milltown, later called Milton.

The east end toll gate was not in Milton, only the west end gate and toll house was in Milton. The west end gatekeeper was Wesley Bowdoin. He and his wife Amelia manned the toll gate. Amelia Bowdoin was well loved and respected

for her care and involvement with the early settlers.

When the first post office was established in 1836 the name of Milton could no longer be used because another post office of that name was already established in another part of Ohio. Therefore, to honor Amelia Bowdoin, her name, Amelia, was chosen for the post office.

The toll road was abandoned in approximately 1904 and the toll house was purchased by Mr. Charles Pommert in 1908 for the amount of \$17.00 and moved across the street where it was remodeled and is still in use today as a residence.

Dr. A. V. Hawkins was the first doctor to settle in the area in 1840 and the first attorney, Mr. William Townsley, a native of New Jersey, settled here in 1854.

Attorney M.A. Leeds arrived in 1869. Other early settlers were Shadrock Lane, William Weaver, Isaac Short, William Watkins and Zachariah Chapman.

Amelia was not incorporated until 100 years after the first settlement was established. It is the only town in the county which was never laid out and plotted, but grew rapidly. It was surveyed in 1900 at a cost of \$90.00, plus an attorney's fee of \$40.00

The first council included J. J. Armstrong, F.A. Hitch, T. A. Atwood, G. W. Huntington, E.C. Ryland, Clerk B. Cundiff, Marshal Joe White, Mayor John Snye.

Of importance in the understanding of the current Village pattern of development is the statement by Mr. Hughes that Amelia "is the only town in the county which was never laid out and plotted, but grew rapidly." This seems to be reflected not only in its historical

beginnings, but since then, in the various expansions of the Village through annexations. Based on material from Mr. Hughes' book and other records, Figure 2 shows four major sequences of the Village's growth through annexations.

Amelia was incorporated on December 20, 1900, approximately 100 years after the first settlement was established. The area within the first municipal boundary was mainly along Ohio Pike, approximately from the current Tall Trees drive and entrance to Cleveland Avenue. The southern edge of the town was defined by the C.G. & P. railroad line, used mainly for freight, which was intended to connect Cincinnati, Georgetown and Portsmouth but went only as far as Russellville. The line was abandoned in 1936.

The area included in the incorporation contained all the businesses along Ohio Pike and collectively made up a thriving community. The town was also connected with Cincinnati with the Interurban Traction Line (1903-1918) running in the center of the Pike (Main Street), and later with the Withamsville Bus Line (1918-1935). It was not until 1951 that Main Street was paved as a four lane State Route 125.

Surprisingly enough, the Village did not add to its original area until the 1990's. The observation of Figure 2 reveals that, beginning in 1990, annexations were made at random, not based on any particular strategy and/or program, most likely after they were requested by property owners. This pattern of annexations continued until recently.

It is quite apparent that Amelia cannot afford to continue growing through ad hoc annexations. In fact, it will eventually prove to be inefficient, and quite expensive to service. Annexation and growth need to be

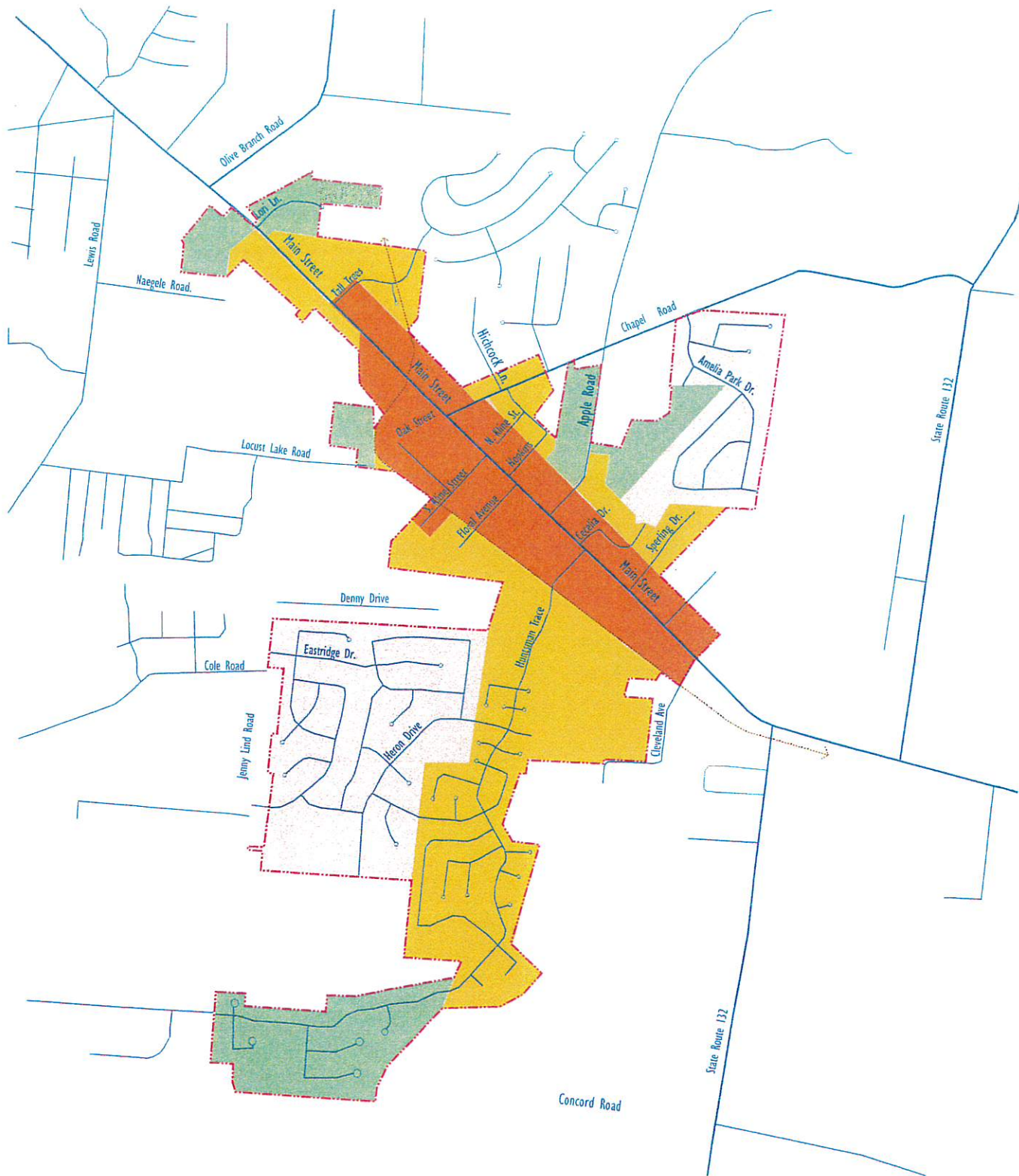
based on specific goals, including cohesive patterns, revenue producing, and preservation of natural features. The Comprehensive Plan, as it is presented later on, recommends the termination of this process, and makes specific recommendations for future Village growth and expansion based on specific reasoning.

Natural Landscape

Amelia is situated on a plateau, typical of the glacial till upland areas in Clermont County. Main Street runs along a major ridge separating the two drainage areas of Lucy Run and its tributaries in Batavia Township, and Ten Mile Creek and its tributaries in Pierce Township. The topography within the Village and adjacent upland and ridge land is generally flat and undulating, changing to moderate and steeper slopes along the stream corridors. The soil types reflect the landform configuration with deeper, well-drained soils in the upland areas (Avonburg, Cincinnati, Clermont, and Rossmoyne silt loam); and shallower, eroded soils in the hillsides (Edenton loam).

The pattern of vegetation follows, for the most part, the drainage ways, including areas that have not been cleared for development and/or past agricultural uses. Open undeveloped fields and fragments of woodland stands combine with the small-scale urban fabric to create a countryside feeling.

Currently, the remaining woodland fragments are essential elements of Amelia's physical environment and must be permitted to remain within the recommended new Village pattern as buffers and village greens. This is very important in order to preserve and maintain the small town atmosphere.



VILLAGE GROWTH

(Source: "Dedicated to the Progress of Amelia", by Clifford Hughes, 1993)

- 1905
- 1905 - 1990 Annexations
- 1990 - 1993 Annexations
- 1993 - Present Annexations

Figure 2

Amelia Village Comprehensive Plan

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Until now, residential developments have not preserved woodlands and drainage ways. Wholesale tree clearance and grading are gradually eliminating the woodland areas. The Comprehensive Plan makes specific recommendations for growth and development incorporating the remaining woodland areas, stream corridors and hillsides. It identifies the planning and design tools for strengthening the performance and quality of land use and development.

Visual Character

The principal visual characteristics of Amelia consist of a combination of its urban fabric, the scale of development, the presence and condition of the old and new buildings along Main Street, and the natural features of its landscape.

The environment along Main Street gives the strongest impression of Amelia's small-scale community as one drives through the Village. The fair to poor condition of the old buildings, the signage, and the character and condition of the parking areas are visually noticeable. However, their impact is not as severe because they are interspersed by historic structures, churches, the school, the new businesses, and open stretches of land. Amelia's strip is definitely different than the typical commercial strip areas along State Route 125.

Amelia's small-scale visual character lies along both sides of Main Street beginning at its western gateway and extending towards the intersection of Main and Oaks Streets. This section of the Village's landscape contains aspects of its past and of its rural character, such as the cemetery, early and historic structures (Thomas Fuller Home, Pommert structures), and the open land of the

Pommert property in the Village and the Township.

The older neighborhoods are making a strong contribution to Amelia's small-scale community character. The small lots and houses, with their short setback from the street, the gardens, and the mature canopy of the street trees create a pleasant character and give the feeling of a strong neighborhood environment, unique to Amelia. The open area and older structure at the vicinity of Maple and Oak (the Stievenard property) give us a snap shot of the old, village-like rural environment.

In contrast to the older residential areas, the newer residential subdivisions are more typical of suburban areas and do not contribute to a visual character unique to Amelia. In-between these subdivisions and further away, the open land and woodland combine for a pleasant rural landscape character.

In addition to growth type and development patterns, Amelia will be able to maintain its community scale through the maintenance of a character unique to a village-like place. The Comprehensive Plan recognizes the elements that contribute to the Village's small-scale character and makes recommendations for their improvement, maintenance, and protection. These include improvements along Main Street and its streetscape, roadway improvements, the establishment of community gateways, building improvements, and protection of open land and woodland character.

**Table III- 4
Historic Population - Clermont County**

Year	Population	Change	%Change
1900	31,610	-	-
1910	29,551	-2,059	-6.5
1920	28,291	-1,260	-4.2
1930	29,786	1,495	5.2
1940	34,109	4,323	14.5
1950	42,182	8,073	23.6
1960	80,530	38,348	90.9
1970	95,372	14,842	18.4
1980	128,483	33,111	34.7
1990	150,187	21,704	16.9

**Table III-5
Building Activity - Amelia Village**

Year	Single Family	Multi Family
1990	1	0
1991	3	0
1992	0	0
1993	7	0
1994	43	0
1995	24	0
1996	15	0
1997	76	0
1998	94	2
1999(*)	97	15
Total	360	17

(*) 1/99 - 8/99 and as Revised for 9/99-12/99

Building Activity

Amelia's moderate growth has been continuing during the 90's. Table III-5 shows the number of permits issued for new single family and multi-family units from 1990 through December 1999 in Amelia.

Comparable data for Batavia Township and the County are shown in Tables III-6 and III-7. Building activity data for Pierce Township were not available at the time of the planning analysis phase.

The review of data in Table III-5 indicates that Amelia is a community increasingly more attractive to developers and builders for residential subdivisions. It is anticipated that this condition will continue for at least the next five years, especially as Pierce and Batavia Townships enact more restrictions to growth and development. The years 1997 through 1999 show the highest increases in new homes, an average of 89 units per year for the three year period.

Based on the data in Table III-5 the number of units for the period 1990-1999 is 360 single-family units and 17 multi-family units. This accounts to an estimated average of 36 single-family units per which is a very strong indicator of residential growth in the Village.

However, housing activity is predominantly in single-family units. For the same 10-year period only 17 permits for multi-family units were issued.

In and of itself, residential development alone is an indicator of growth but not necessarily a positive measure of growth without a parallel growth in the local economy to generate revenue for the provision of services. Because of its small size, Amelia cannot afford to develop all its undeveloped territory with predominantly single-family residential

**Table III-6
Building Activity -Batavia Township**

Year	Single Family	Multi Family
1990	105 (1)	0
1991	105(1)	0
1992	135	0
1993	148	8
1994	127	0
1995	107	182
1996	148	0
1997	128	0
1998	172	0
1999(*)	75	0

Total 1,250 182

(*) 1/99 -4/99

(1) Estimated

**Table 7
Building Activity -Clermont County**

Year	Single Family	Multi Family
1990	755	62
1991	720	25
1992	994	42
1993	1,140	111
1994	1,260	268
1995	1,072	169
1996	1,450	200
1997	1,131	210
1998	1,391	91
1999(*)	826	26

Total 10,738 1,204

(*) 1/99 - 5/99

Most likely, the current development activity will continue, especially for already approved subdivisions, and, if no other ad hoc annexations take place, it will run its course until all the available land within the Village has been developed.

The new homes being built in Amelia are also increasing in value with most new homes ranging between \$120,000 - \$135,000.

Section IV of the Comprehensive Plan identifies the additional potential number of units and additional population based on an estimated built-out analysis for projected residential development. This will result in an increased demand for services and a much wider gap between revenues received per household and services needed per household. At some time in the future, this wider gap will make it very difficult for the Village to maintain the desired levels of services for its citizens and businesses.

The Comprehensive Plan makes appropriate recommendations for growth and development aimed at establishing and maintaining a balance between residential and other revenue-producing land uses. The Plan recommends a land use pattern of growth, which will be able to accommodate the desired increased growth while also establishing and maintaining a viable economic base and revenue stream.

Housing & Household Characteristics

The 1990 US census estimated that the number of units in Amelia was 736. This included both single family and multi family units, approximately 67% (or 493) in single family detached and attached units, 3.5% (or 25) two family units, and 29.5% (or 218) multi-family units. In addition, the census reported a vacancy rate of 4.9%. From the total number of occupied units, the census

estimated that 432 units were renter occupied, a breakdown of approximately 42% owner occupied and 58% renter occupied. It is anticipated that this ratio will be much different in the year 2000 census as more and more owner-occupied units are being built in the Village.

The total number of units shown in the census was adjusted to more accurately reflect the actual number of multi-family units in the Village up to the 1990 census. This adjustment was based on records and actual numbers of units provided by the Village. As a result, the actual number of units in 1990 was 1,135. This reflects an adjusted multi-family number of 590 units instead of 218 units as was reported in the 1990 census.

Currently, as it was shown in Table III-5, based on additional building permit activity for single-family homes, the total number of units in Amelia has been increasing steadily, with the Village becoming a predominantly single-family community. At the conclusion of 1999 the total estimate of the total number of units in the Village is approximately 1,495 units (1,135 plus 360) of which 836 (56.5%) are single-family, 607 (41.5%) multi-family, and 25 (2%) two-family.

The 1990 census reported a total of 687 households for Amelia. With respect to household size, the census reported a 2.62 persons per household. As is the case in other growing areas in the county and eastern Cincinnati metro area, the household size has been steadily increasing during the 1990's. It is assumed that the current estimated household size for Amelia is closer to 3 persons per single-family housing unit and 2 persons per multi family unit.

The 1990 census data showed that 36% of its residents were less than 18 years of age while

only 5% of its residents were over 65 years old. Approximately 12.5% were between the ages of 25-30 years old, while 23.5% were between 30 and 40 years old. The category between 40-60 years old included 14.5% of the population. Since 1990, Amelia is growing and its population age composition is also changing as compared with the 1990 census data. It is assumed that more younger families are migrating to Amelia because of its attractive location, affordability and choice of housing, sense of community, and rural feeling, schools and parks in the Village and its region.

The age of housing is also an important characteristic of the community's profile and health. The 1990 US census showed that from the total number of units, 35% were housing units built from 1980-1990, 38% between 1960-1970, 16% between 1940-1960, and 11% between 1939 and earlier. Since 1990 the additional estimated 372 new units will maintain the statistics showing that over 2/3 of Amelia's housing is less than 20 years old. This is a strong indicator of new growth for the Village, unmatched by any other time in its historical growth.

Existing Land Use

The use of land in Amelia is an important component of the planning analysis because it is used as the basis for making recommendations for future growth and development. A survey of the existing land use in Amelia and its vicinity was conducted in late fall of 1998 and was also updated in the summer of 1999. The land use information was collected through a drive-by field observation and analysis of land in the

Village and surrounding area, and was recorded on base maps.

The existing land use and its analysis in terms of acres of land in specific land use categories provides a snap shot of how each parcel of land is currently used, the development patterns in the village, how much of land is available for development, and where the future development should occur. The existing land use is shown in Figure 3 in various colors in order to designate different land use categories.

The entire village contains approximately 838.0 acres. The land use survey of each property was classified in seven categories as shown on the existing land use map and as described below. The computation of land use categories is shown in Table III-8 below. The data shown in Table II-8 reflect information gathered during the planning analysis phase of the comprehensive plan (Spring 1999). The current land use character, after the plan's adoption, may be slightly different as a result of subsequent changes, especially from new residential subdivisions. The seven land use categories are as follows:

Residential Single Family

This category includes single-family residential uses in varying lot sizes in older and newer residential subdivisions. In cases where no residential homes exist within a large open field property, an acre of land was given to the residential category and the remaining land was classified in the open undeveloped category. Approximately 160.83

acres of land (20% of total area) is used with single-family development.

Residential Multi-Family

This category includes all the non-single-family uses in Amelia such as apartments and condominium units. Approximately 40.07 acres are classified in this category, which accounts for approximately 5% of the total Village area and 12.65 percent of the developed land. As is shown in the land use map, multi-family uses are concentrated in a few specific areas and account for 20% of the developed residential land use.

General Commercial / Business

This land use category includes all the commercial, retail, and business service uses within the Village. The total acreage in this category is 31.23 or 3.72% of the total area and 9.59% of the developed land. The general commercial mix is catered primarily to the local and regional markets.

Table III-8 - Amelia Village
Existing Land Use Tabulation (*)

Land Use Category	Control Total Acres	% of Total Area	% of Total Developed
Residential Single Family	160.83	19.2	49.35
Residential Multi Family	40.07	4.91	12.65
General Commercial	31.23	3.72	9.59
Office	9.04	1.07	2.77
Public / Semi-Public	35.14	4.19	10.7
Parks / Recreation	5.5	0.65	1.68
Streets / Right-of-Way	41.7	5.1	13.14
Vacant / Undeveloped	514.79	61.2	n/a
Total	838.3	100	n/a
Total Developed	323.51		
Undeveloped	514.79		

(*) Compiled by Menelaos Triantafyllou & Associates

Professional / Office

There is only a very small amount of professional office uses in the Village, approximately 9.04 acres. This is only 1.07% of the total Village area and 2.77% of the developed land. The small number of office land use classification reflects the small town character of the Village and it is anticipated that it will increase substantially as a result of the implementation of the Comprehensive Plan recommendations.

Public / Semi-Public

Churches, schools, the Village Administration building, post office, library, and cemeteries are included in this land use category. A total of 35.14 acres of land are classified in this category, which accounts for approximately 4.19% of the total Village area and 10.7% of the total developed land.

Parks & Recreation

The existing park and recreation facilities in the Village are included in this category and account for 5.5 acres, 0.65% of the total area and 1.68% of the developed land.

Streets & Right-of-Way

The Village land area within the existing public right-of-way accounts for approximately 41.7 acres or 5.1% of the total land area and 13.14% of the developed land. These numbers do not include the additional dedicated right-of-way during the months following the planning analysis phase of the Village Comprehensive Plan.

Vacant / Undeveloped

This land use category includes open, undeveloped land in the Village. Undeveloped or vacant land is the land which lays dormant and was not used during the land use survey. The observation of data shows that, approximately 514.65 acres of the Village area is classified as vacant and undeveloped. This accounts for 61.15% of the total land area in the Village. The classification does not mean that land is not suitable for development or that some use (i.e. gardens, and some agricultural use) may not take place from time to time.



EXISTING LAND USE

- Residential - Single Family
- Residential - Multi Family
- General Commercial/Business

--- Village Corporation Line

- Professional Office
- Public / Semi-Public
- Parks / Recreation

Vacant / Undeveloped

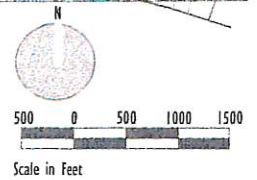


Figure 3

Amelia Village Comprehensive Plan

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The observation of Figure 3 shows the existing Village land use pattern, which reflects the various annexation stages. The linear commercial strip does not have a particular center or focus and is entirely automobile traffic dependent. The recommended land use pattern makes a strong effort to establish a Village Center and organize the existing and future developments around it.

The review of the data shows that from the total of 838 acres in the Village, 325 or 39% is developed and the remaining 61% is potentially developable. This statistic also shows that there is already land within the Village that can be developed prudently in a new development pattern. The Comprehensive Plan recommends more efficient land use development and the incorporation of substantial amounts of open space within the developed land as village greens.

Land use around Amelia in Batavia and Pierce Townships consists mainly of commercial strips along 125, residential subdivisions, agricultural and rural residential, industrial in Pierce Township along SR 132, and open undeveloped land. Immediately adjacent to the Village in Pierce Township, the majority of the land is open undeveloped.

Existing Zoning

The Village's Existing Zoning map is shown in Figure 4. A total of eight zoning district classifications are shown and they are described below. The analysis of existing zoning districts in terms of acres of land zoned for each district is shown in

Table III-9. The review and discussion of the Village's Zoning Ordinance and zoning district requirements are presented in Section VI of the Comprehensive Plan.

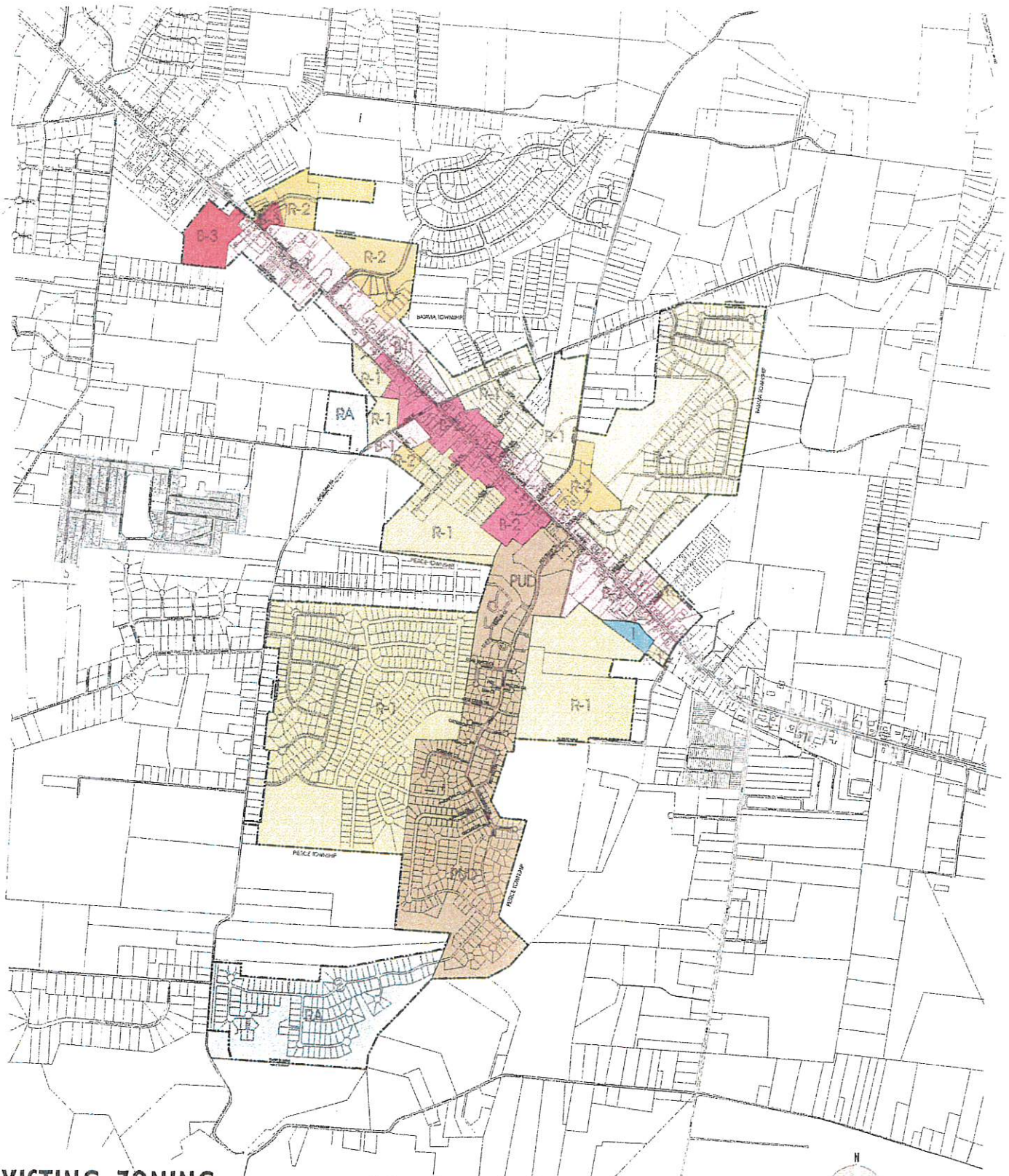
**Table III-9 - Amelia Village
Existing Zoning Districts Tabulation(*)**

Zoning District	Control Total Acres	% of Total Area
R-1 Residence	419.87	50.08
R-2 Residence	49.68	5.92
R-3 Residence	0	0
RA Rural Agricultural	78.8	9.39
Local Business	89.46	10.67
B-2 General Business	35.79	4.26
B-3 Major Business District	13.87	1.65
I - Industrial	2.76	0.32
PUD Planned Unit Development	148.07	17.66
Total	838.3	100

(*)Compiled by Menelaos Triantafyllou & Associates

R-1 Residence A District

This is the primary residential district in Amelia and it contains 419.87 acres or a little over 50% of the total Village area. The land use in this district contains residential as well as commercial and public/semi-public use.



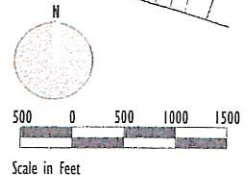
EXISTING ZONING

- R-1 Residence A District
- R-2 Residence B District
- PUD Planned Unit Development

--- Village Corporation Line

- B-1 Local Business District
- B-2 General Business District
- B-3 Major Business District

- Industrial District
- RA Residence A District



Amelia Village Comprehensive Plan

Figure 4

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R-2 Residence B District

This district accounts for 49.68 acres or 5.92% of the Village area. The district includes a small portion of single-family uses with multi-family units occupying the majority of developed land in the district. The review of Amelia's zoning ordinance indicates that the R-2 district is the primary district for accommodating multi-family development.

B-1 Local Business District.

The zoning map shows that the B-1 district is found along Main Street. A total of 89.46 acres or 10.67% of the Village area is zoned in the B-1. However, as shown in Tables 10 and 11, only a small portion of this district (17 acres or 19%) is actually used for commercial purposes. The remainder is in residential, public/semi-public uses, and undeveloped land (21.75 acres). This coexistence of commercial and residential uses within commercially zoned areas is common to older towns and commercial strips. However, while this relationship may have worked up to now with little or no problems in Amelia, the increased commercial development and redevelopment activities anticipated in the future may cause problems of land use incompatibility and may also hinder the potential for business and economic development. The Comprehensive Plan makes appropriate recommendations for improving zoning and guiding development and redevelopment.

B-2 General Business District

This zoning district is more liberal than the B-1 and it is also found along Main Street. A total of 35.79 acres of land are zoned in B-2 and it accounts for a relatively small amount

of land, 4.26% of the total Village area. Like the B-1 district, its boundaries were drawn some time ago as a result of containing existing commercial uses. Half of the B-2 district is undeveloped (17.19 acres or 50% of the district) with the majority of such commercially zoned land located at the intersection off Main Street and its intersection with Oak Street.

B-3 Major Business District.

This district permits the highest intensity of commercial development and is located at the western entrance to the Village, off Main Street. Only a small amount of Village land is zoned in B-3, 13.87 acres or 1.65 of the total Village area. A little less than half of this land is developed and the remaining is classified as undeveloped land.

I Industrial District

The zoning map shows a small area zoned in this category, 2.76 acres or 0.32% of the total Village area. There is no industrial development in this district. Judging from its location and the physical characteristics of the land, it is highly unlikely that industrial development will take place in this property according to the district's requirements. The Comprehensive Plan makes appropriate recommendations for rezoning this property as well as for establishing a new zoning category that will promote light-industrial development at carefully selected sites.

RA Residence A District

The Zoning Map also shows a district identified by the latter RA, which stands for Residence A District. Approximately 78.7 acres or 9.39% of the total area in this classification. This is a Pierce Township

zoning classification and it is used on an interim basis, when properties from the Township are being annexed into the Village. The properties having this classification will ultimately change to a Village zoning district, when they are actively considered for development.

PUD Planned Unit Development

This district classification contains the Quail Creek development area and it includes residential single and multi-family, office and commercial uses and potential industrial uses. Approximately 148.07 acres or 17.166% of the total Village area are zoned in this classification.

In the near future, these classifications may change because both Townships are currently pursuing comprehensive revisions of their zoning maps. The existing Township zoning maps show that, for the most part, the zoning classifications in the Township reflect the typical conditions of commercial strip zoning along SR 125 and different densities for residential land use. The only major exception is an area zoned for industrial development in Pierce Township along SR 132.

Land Use / Zoning Analysis

The relationship between the amount of Village land zoned in a specific category and actual amount of land used for the permitted uses and/or other uses is shown in Tables III-10 and III-11. The analysis shown is useful because it identifies the validity and effectiveness of a zoning classification vis-à-vis the actual type of land use within the district.

For example, if the intent of the district classification is to permit a certain type of land use but the existing land use in the district shows to be different, this will signify that the existing zoning classification is either not effective or inappropriate, and that the Comprehensive Plan will need to address this discrepancy.

Because of its age and size, and the location of its commercial zoning along Main Street, Amelia will have a certain amount of mixed uses, especially along Main Street. This is not necessarily detrimental as long as the businesses are viable and the residents living next door to them do not experience any adverse effects as a result of their adjacency. In fact, this type of relationship and coexistence among land uses is desirable in order to maintain the village-like character in the community. The Comprehensive Plan addresses the major discrepancies in land use and zoning and it also makes the recommendation of developing more effective zoning tools and for identifying specific areas for development.

The review of Tables III-10 and III-11 shows that a considerable amount of land in the Village is undeveloped and could be developed according to the recommendations of the Comprehensive Plan. The mixed-use nature of the Main Street corridor will continue to exist but it will also need to be improved in order to create new opportunities for redevelopment and new development.

Transportation

The development and maintenance of an efficient and safe transportation system is the most critical element of Amelia's planning for the future. The current system cannot service additional growth without a substantial

increase in traffic congestion and a dramatic deterioration to roadway capacity. This occurs because of the system's inefficient layout and the lack of an interconnected network of streets to provide for increased accessibility.

For every local or non-local trip, Amelia residents spend time stuck in traffic, especially during peak hours. This results for the reason that for every trip they make, they will have to use Main Street. Increased traffic along Main Street due to regional growth and additional subdivision development will further deteriorate the existing conditions and will permanently affect the local quality of life.

The existing transportation system is a direct reflection of Amelia's growth and annexation phases, the regional system, and topographic limitations. Main Street has been and continues to be its main circulation artery. With each additional subdivision, cars must use Main Street for local and non-local trips. This has resulted in a transportation system, which is centered on Main Street, with many local residential traffic streets not interconnected with each other.

Transportation System Classification

The existing transportation system and its classification according to the functional characteristics of each roadway are shown in Figure 5. Graphically, the illustration also shows the future roadway extensions from the development of approved subdivisions as well as approved new subdivisions. The observation of Figure 5 shows how the existing inefficient roadway pattern will continue as a result of the approved street extensions. The lack of collector streets to receive traffic from the residential areas and distribute it at various points along Main Street in the Village and the Townships is an obvious deficiency.

The functional classification of Amelia's existing transportation system is based on the capacity of the road in terms of the amount and type of traffic it carries and the access it provides. The purpose of the classification is to provide a hierarchical order of roads within the Village and beyond, not unlike the order that exists from the gullies and streams to the river. The functional classification is also used in street subdivision design and development of future roads with respect to right-of-way width and pavement width and design. The Comprehensive Plan in Section V of this document sets forth several recommendations for new roads and their design characteristics.

Following, is the transportation classification within Amelia and adjacent areas:

Primary Arterial

This roadway mainly provides access to expressways and major traffic generators of such large developments and towns. Minimum right-of-way is usually 60 - 80 feet and is maintained by the State and County. Main Street (State Route 125) is classified as a primary arterial. According to Clermont County's 1987 Thoroughfare Plan, Main Street as a Type I/Access Control Roadway. This classification sets forth design standards for traffic and access management along the roadway. Type I access control roadways require that unsignalized access shall be a minimum of 600 feet apart. In addition, turning restrictions and left turn lanes are required. Signalized intersections should be a minimum of one-quarter mile apart. Obviously, these design standards cannot be implemented within the Village simply because the right-of-way is already developed. Consequently, different design standards are being recommended in the Comprehensive Plan in effort to manage traffic and also create



EXISTING TRANSPORTATION SYSTEM

- Primary Arterial
- Local Street
- Minor Arterial
- Signalized Intersection
- Collector Street

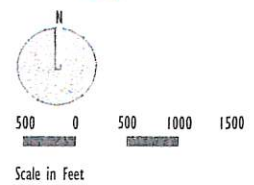


Figure 5

Amelia Village Comprehensive Plan

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a pedestrian-friendly and attractive Main Street environment.

Secondary Arterial

This roadway connects with and/or branches off the primary arterial and carries traffic to collectors and local streets. Minimum right-of-way is usually 60 feet and is maintained by the State/County. State Route 132 in Batavia and Pierce Townships is classified as a secondary arterial.

Collector Street

This type of street provides access to local streets from arterial roadways. Minimum right-of-way ranges from 50 – 60 feet and is maintained by the County/Township/Village. As shown in Figure 5, the following existing streets are classified as collectors: Amelia-Olive Branch Road, Lewis Road, Oak Street/Jenny Lind Road, Cole Road, Concord Road, Chapel Road, and Apple Road.

Local Street

The local street provides direct access from a residential property to collector streets. The minimum right-of-way is 50 feet and may include through type streets as well as cul-de-sacs, and is maintained by the Village. The majority of public right-of-ways in Amelia are classified as local streets. The existing Huntsman Trace is classified as a local street because it does not connect to another collector and/or arterial. In the future when it connects to Jenny Lind through new subdivision development it will be re-classified as a collector street.

Main Street Traffic Study

The existing traffic conditions on Main Street within the Village were analyzed and

evaluated with respect to the existing traffic control devices, geometric features, access point, and other possible traffic impact on the street system, driver and/or pedestrian safety and comfort. The full details and data from the study are shown in Appendix C in the consultant's report entitled: "Amelia Comprehensive Plan Traffic Impact Study, Village of Amelia, Ohio".

Within the corporation limits, Main Street is forty (40) feet wide with concrete curb, backed by concrete sidewalk or green strip/concrete sidewalk. The roadway is operated as four ten (10) feet lanes, with two lanes in each direction. On-street parking is prohibited along the entire length of Main Street.

There are no existing dedicated left-turn lanes and the combination of multiple ingress and egress points with the heavy traffic volumes during peak hours results in very poor levels of service. Traffic data shows 24-hour traffic volumes at 35,000 vehicles and Levels of Service (LOS) during peak hours at "D" and often at "E" levels.

There are three existing signalized intersections at Oak/Chapel and Main, South Kline and Main, and Huntsman and Main. Detailed analysis of these intersections and recommendations are shown in the Traffic Impact Study compendium report (See also Appendix B).

Public Services

The existing sanitary sewer and water systems and the provision of fire and medical emergency services were considered in the analysis of Amelia. Following is an overview of the findings. Recommendations for future

service are provided in Section V of this document.

Existing Sanitary Sewer System

The collection, treatment, and disposal of wastewater is costly and serves as a catalyst for growth. Careful planning and coordination of these facilities with land use plans is essential to providing cost effective services where growth is desired.

According to the 1990 census, over 98% of the households in Amelia were served by public sewage facilities. The sanitary sewer lines cover the existing development pattern and are being extended through the County approved subdivision plans. In Amelia, because of its size, sanitary sewer service is planned and implemented as part of the region's improvements by the Clermont County Sewer District.

The County Sewer District is responsible for approving sewer extensions, providing sewage treatment, and repairing the infrastructure. While Amelia does not determine where or when sewer service occurs, it can coordinate its existing and future land use with the County Sewer District's long-range infrastructure improvements plans.

The Comprehensive Plan identifies areas for future development according to the desired growth pattern. The Village leadership will utilize the Plan and its goals to establish a cooperative relationship with the County and to encourage coordination of its land use and growth pattern with the sewer infrastructure improvements.

The County Sewer District's plan of 1995 identifies improvement areas and sets priorities for funding. Most of the large undeveloped properties in the Village have

already approved plans, including extension of sewer lines. Areas around Amelia, which potentially could be annexed into the Village, are recommended for future service extensions but do not have a high priority. The Village should work with the County to rethink priorities and improvements, if, according to the Comprehensive Plan, they will be pursuing the strategic annexation of land.

The County Sewer District plan is available for observation, including capital improvement priorities, at the Clermont County Engineer's Office.

Existing Water System

The Clermont County Water District supplies public water in Amelia. The current system includes typical 6 and 8-inch lines for all the residential subdivisions, including Main Street. Water lines are extended through the construction of subdivisions and are reviewed and approved by the County Engineer's office. In addition to providing water for everyday needs, adequate water supply and water pressure are very important in maintaining an effective ability for fire protection, as is discussed below.

In the same manner as in the case of sanitary sewer, the Village should utilize the Comprehensive Plan to identify water infrastructure needs and should work with the County to address these needs, by integrating its plans with the County's water system improvements plans. The Village must establish a proactive approach in order to ensure and maintain adequate water supply and adequate water pressure so that it can improve the existing deficiencies and make sure that it can accommodate increased growth and development.

In 1980, the assessment of the County's Water Works infrastructure identified fire flow deficiencies in Amelia. This was further reinforced by the County's Water System Study. The original system design of parallel water mains through the Village along Main Street, included 8 inch and 4 inch mains with supply from the west only, without looping or redundancy from the east. This created flow problems and resulted in outages to the east whenever mains were down for repair. Fire flows were limited to slightly over 500 gallons per minute (gpm) with residual pressures dropping to 12 or 13 pounds per square inch (psi). The study considered the replacement of the existing 4-inch main with a 12 inch feeder but this improvement was not pursued because of tight right-of-way and interference with other utilities. Instead, water flows and pressure were enhanced through the construction of a 500,000 gallon elevated storage tank near Amelia and alternative looping from the east.

In 1990 the Chapel Road and SR 132 8 inch main loop was constructed providing the first redundant feed from the northeast. In 1991 the Quail Creek to SR 132 cross County 8 inch water main was constructed providing a loop from the southeast. This line also incorporated the Amelia storage tank into the system. Finally, a new feed was provided from the new Bob McEwen Water Treatment Plant by constructing a 12-inch main along SR 222 and connecting to Chapel Road in 1997.

As a result of these improvements, there was an increase in reliability to adequate supply and water flow for the Village. Generally, fire flows increased approximately 1000 gallons per minute (gpm) or nearly double the previous flows. Table III-10 shows a comparison of flow data prior to the

improvements and after the improvements discussed above were made.

Currently, the County continues to monitor the effectiveness of the Waterworks System in order to prioritize and develop infrastructure improvements. The Village will need to include itself in the monitoring of the existing situations and to insist that adequate flows and pressure are available to support its projected growth and needs. Based on the Comprehensive Plan, the Village should conduct a detailed study to identify existing deficiencies and needed supply for the future.

**Table III-10
Water Flow Improvements (*)**

Conditions Before Improvements				
Date	Location	Static	Residual Flow	
10/27/81	White Oak/Lewis Rd.	60	40	1060
1/27/82	SR 132/Nasa Tool	60	12.0	550
12/14/83	Cecilia Drive	62	13	530
Conditions After Improveents				
6/1/92	Huntsman Trace	77	31.0	888
2/5/96	Locust Lake/Oak St.	58	38.0	1030
2/13/96	SR 132/Tibday Rd.	60	48.0	1136

(*) Clermont County Water District

Fire and EMS Service

During the planning process, meetings and discussions with the Fire Chief and ex-Mayor of Amelia allowed the consultant to identify current issues and considerations shown below with respect to fire protection and emergency responses.

1. Amelia is serviced by fire protection and emergency services provided by

the Batavia-Monroe-Ohio-Pierce (B.M.O.P) district. Regular and volunteer personnel staff the district. There are six (6) full-time employees, including the Fire Chief.

2. The Fire Chief stated that at the present time, the current staff of regulars and volunteers is adequate to handle all emergency fire and EMS runs. However, as in other districts, the era of the volunteer departments may be coming to an end because, people who volunteer usually belong to several fire departments. During the last five years, the loyalty of belonging to one fire department is gradually declining. The Fire Chief is never sure how many responders may show up for any one incident, given time of day or day of week.
3. The Fire Chief is satisfied with the present equipment, including life squad and four pumpers that carry 1000 gallons on each truck. Appendix C shows the fire district's vehicles in service as of 1999. The location of the existing station to the east of the Village limits affords for an efficient and desirable response time
4. The present water/fire protection system has some obvious deficiencies and the condition of the system in terms of State Standards is not known. Existing hydrants seem to be less than adequate. There is no detailed inventory or an on-going period checking of each fire hydrant, including its condition and efficiency. As of now, the fire department has no records of flows from the fire hydrants in the district, including those in Amelia. There are some areas in the district outside the Village that have water mains along the roadway but without fire hydrants to provide for water. The only water available to fight fires is what the district's trucks carry. Consequently, it is very difficult to know how much growth the existing system will support without a thorough study of existing conditions.
5. There is no maintenance program for fire hydrants as required by State Law. For example, the State of Ohio requires that each fire hydrant be tested and flushed twice a year. Before winter sets in, each fire hydrant is pumped and threads are greased. The Fire Chief feels that his department is not allowed to inspect the fire hydrants except to use them during a fire. If fire hydrants are not "exercised" on a regular basis, they can seize up and the caps can break off when used. The need for regular maintenance is obvious. This will need to be established as soon as possible with the collaboration of the County Water District, which is under the jurisdiction of the County Engineer's Office.
6. The existing older water mains are believed to be 8-inch cast-iron (lead joint) pipes. Given the age of the pipes, it is expected that it is now operating as a 6-inch pipe due to calcium build up. In the near future, these pipes will need to be replaced with new pipes, preferably 12-inch pipes along Main Street.
7. Insurance Services Office (ISO) ratings are determined on a 50% water supply. The other 50% is made

up from fire hydrant records, how the department receives the alarm, the response time, and the number of firefighters and EMS personnel who respond to a given incident. ISO ratings determine an insurance company's charge for residential and business insurance premiums and can also affect mortgage rates.

Section IV

Where are We Going?

What We Heard

What We Know

Built-Out Trend Analysis

Introduction

This essential issue with growth management and planning is one of choice. Although the elected officials and the citizens of a community have a wide variety of available tools and strategies, rarely do they have a good sense of what the outcome will be from the implementation of strategies and the application of zoning controls. Growth takes place incrementally so that it is difficult to predict in advance where the community is going.

The planning process for the preparation of the Comprehensive Plan offers an opportunity to Amelia Village to ask the question, "Where are we Going?" if current trends and activities continue at the local and regional level. This is an important question and the answer needs to be understood prior to formulating the vision and the plan. This section outlines the findings of a community build-out analysis, and makes it possible to project trends and look at the probability of the future growth and development pattern in the Village if it stays on its current course.

What We Know

Based on our analysis of the Village's setting (its physical, demographic, public services, and transportation conditions), and the opinions expressed by the citizens through the survey and at meetings, the consultant developed a list of major issues and concerns as shown below. These issues serve to set directions and priorities to be addressed in the recommended plan for Amelia's growth and development.

Two major findings can be made that define the challenge for the Comprehensive Plan:

1. Unless traffic is managed through combination of improvements along Main Street and increased access for local trips, Amelia's ability to grow and become a viable community will be hindered.
2. Land use development must include revenue-producing uses in order to balance the increasing demand for services from residential subdivisions.

Major Issues

1. With few exceptions the quality, appearance, and vitality of commercial development in the village are low and need substantial improvements. This is very necessary if Amelia wishes to maintain its desirability as a place for people to live and work.
2. Several residential properties are showing signs of neglect, lack of maintenance, and some deterioration. Some older multi-family units along Main Street need substantial improvements.
3. The visual character of development along Main Street is unattractive due to the lack of maintenance to buildings, grounds and parking lots and deteriorating and/or inappropriate signs.
4. The current housing stock is not diverse enough and does not provide adequate opportunities for starter homes for singles, young families, and empty nesters.

5. The residents' feeling that the "country living" atmosphere is gradually being diminished is largely due to the patterns of development via conventional subdivision designs, which emphasize repetitive lot sizes, sameness in housing placement, and elimination of large amounts of woodland. This is compounded further through the residents' daily experience with traffic congestion. Opportunities exist for preservation of green areas and incorporation of substantial open space corridors in the housing patterns through the application of creative planning and design techniques, which reinforce the rural open space character in the village and its context.

6. The existing amount and quality of parkland is meeting current needs. The residents indicated their willingness to support tax levies and assist the elected officials in their efforts to meet recreational demands now and in the future. Opportunities exist for expanding park size and facilities, and for establishing a system of community-wide parks, open spaces, greenways, and neighborhood level tot-lots.

7. The growth pattern in Amelia, primarily through uncoordinated annexation and land subdivisions, has resulted in the existing local street system that is entirely dependent on Main Street (SR 125). The local street system was not planned based on the principle of establishing a street network, capable of offering circulation and access choices.

8. Main Street serves as a major regional thoroughfare, moving high volumes of

regional traffic to and from Interstate 275 and beyond. The majority of the remaining local streets within the jurisdiction of Amelia are connected with Main Street for access and contribute directly to the traffic problem for lack of any other options for access. This results in traffic congestion, and contributes to the residents' sense of loss of country-living atmosphere.

9. Connectivity, or the ability to have several options for access through an interconnected transportation system was not considered in the development and growth of Amelia. This has resulted in the current situation in which the residents drive to Main Street in order to accomplish any local or non-local trip and daily necessity. A typical single-family home generates 10 trips per day ranging from traveling to work, shopping, school or day care, recreation, and post office. In Amelia, these trips generated from single homes force people end-up driving to Main Street and then to their destination. In fact, Main Street is used continuously in order to go from one parking area to another, from one side of town to the other, or from visiting another neighborhood.

10. Traffic on Main Street causes an unsafe walking environment. The priority is given entirely to the automobile rather than the pedestrian. While there are sidewalks along Main Street, the environment is not conducive for pedestrians. In addition, the sidewalks do not maintain a continuous and uninterrupted system. Overall, due to the predominance of single-use, free-standing commercial structures, every place is reached primarily by car, and the fact that

most places are not possible to be reached by foot, the dominance of the car is even stronger and further hinders pedestrian safety and a pedestrian-friendly business district environment.

11. Most businesses are marginal and do not serve everyday community needs. With the exception of the banks, the post office, and the new drugstore, the remaining establishments primarily serve the passing through driving public and the region. Most residents stated that when they visit Main Street they go mostly to those three establishments. There are no mid-block crossings for pedestrians.

12. For a small size jurisdiction like Amelia, the fact that every activity its residents conduct is automobile dependent is very telling and, psychologically, does not contribute to a sense of community cohesiveness, in spite of the fact that the respondents of the survey feel safe in their neighborhood and have good ties with the people in the community. However, opportunities do exist for establishing a functional local street system and for improving access and traffic onto Main Street.

13. Main Street was the community spine during the early stages of Amelia's development. Today, Main Street through Amelia is a small section of SR 125 a primary regional traffic arterial. Because of the high volume of traffic, Main Street, instead of being a strong business and civic focus of the community, serves as a separator of the north and south village areas. The difficulty in crossing Main Street with ease makes this separation feel even

stronger. The Comprehensive Plan must address this situation and should identify improvements and development guidelines aimed at unifying the residential neighborhoods north and south of Main Street. This will strengthen the business environment and make it more attractive and more functional for the community.

14. The lack of a local focal point to act as a major destination (i.e. town center, town square) and relieve from driving - by getting off the car, walking, and reaching shops and other activities by foot - gives a strong sense that there is no real place to go to, and that the tension of traffic is continuous. Strong opportunities exist for establishing a village center with mixed uses (commercial, office, civic, and residential), designed along the principles of traditional town centers.

Built-Out Analysis

A Village built-out analysis is extremely useful tool for Amelia because it allows evaluating future development on the basis of current zoning and trends. The built-out analysis for Amelia developed numeric estimates of growth and pointed out how much growth can occur within the current corporate Village boundaries.

Vacant / Undeveloped: Land Calculation

The analysis of the existing land use showed that approximately over 60% of the Village area falls into the classification of vacant/undeveloped. Table IV-1 shows the relationship between the developed and undeveloped land. However, as it is shown in Table IV-2, 454 acres (or 88%)

from the total undeveloped land is in residentially zoned districts, and the remaining 12% in non-residential districts.

**Table IV-1 - Amelia Village
Developed / Undeveloped Land**

	Control Total Acres	% of Total Area
Developed Land	323.51	38.6
Vacant / Undeveloped	514.79	61.2
Total	838.3	100

The observation of the data analysis indicates that the Village does not have an effective ratio between vacant land and its distribution over a more diverse zoning base to ensure a viable and balanced growth. It is clear that the Village through the process of annexation is being developed primarily as a single-family community, and will continue to do so. With the preponderance of the vacant land in residential zoning, there is a great possibility that, in the future, once these areas are developed with housing units, there will be an imbalance between the need for services from the increase in population and the Village's ability to provide for them.

**Table IV-2 - Amelia Village
Distribution of Vacant / Undeveloped Land(*)**

Residential Zoning Districts	No. of Acres	% of Total Control
R-1 Residence	288.23	61.9
R-2 Residence	18.51	4.0
R-3 Residence	0	0
RA Residence A	77.8	16.7
PUD Planned Unit Development	69.64	15.3
Total Gross Acres (Control)	454.18	
Total Net Acres (15% deduction)	386.18	

Non-Residential Zoning Districts

B-1 Local Business	21.75	36.0
B-2 General Business	17.19	28.3
B-3 Major Business	7.0	11.5
I-Industrial	2.76	4.5
PUD	11.47	19.0
Total Gross Acres (Control)	60.73	

(*)Compiled by Menelaos Triantafyllou & Associates

**Net Vacant / Undeveloped Area
Calculation**

In an effort to project future development of the vacant/undeveloped land according to the current zoning classification, the total acreage of these areas in the Village is further reduced by the amount of land to be used for right-of-way, landscape limitations such as steep slopes, and open space requirements (only for the vacant/undeveloped land in the PUD district).

The consultant utilized the standardized figure of 15% to deduct land from the

total gross number of acres in the vacant/undeveloped category. The 15% figure is utilized because most of the land area is not in the PUD zoning, and it does not have severe topographic limitations, which would have required a higher figure (i.e. 20-25% deduction). As a result of deducting 15% (or 68 acres) from the 454.18 acres, the net area in the vacant/undeveloped category zoned in residential use is 386 acres of land.

In addition to residentially zoned land, the analysis of vacant/undeveloped land currently zoned for commercial and office development is shown in Table IV-2. The number of available undeveloped acres in non-residential uses is extremely small, and its potential attractiveness is further reduced due to the small size of parcels, their scattered location mainly along Main Street, the unattractive character of the existing commercial uses, and poor traffic accessibility.

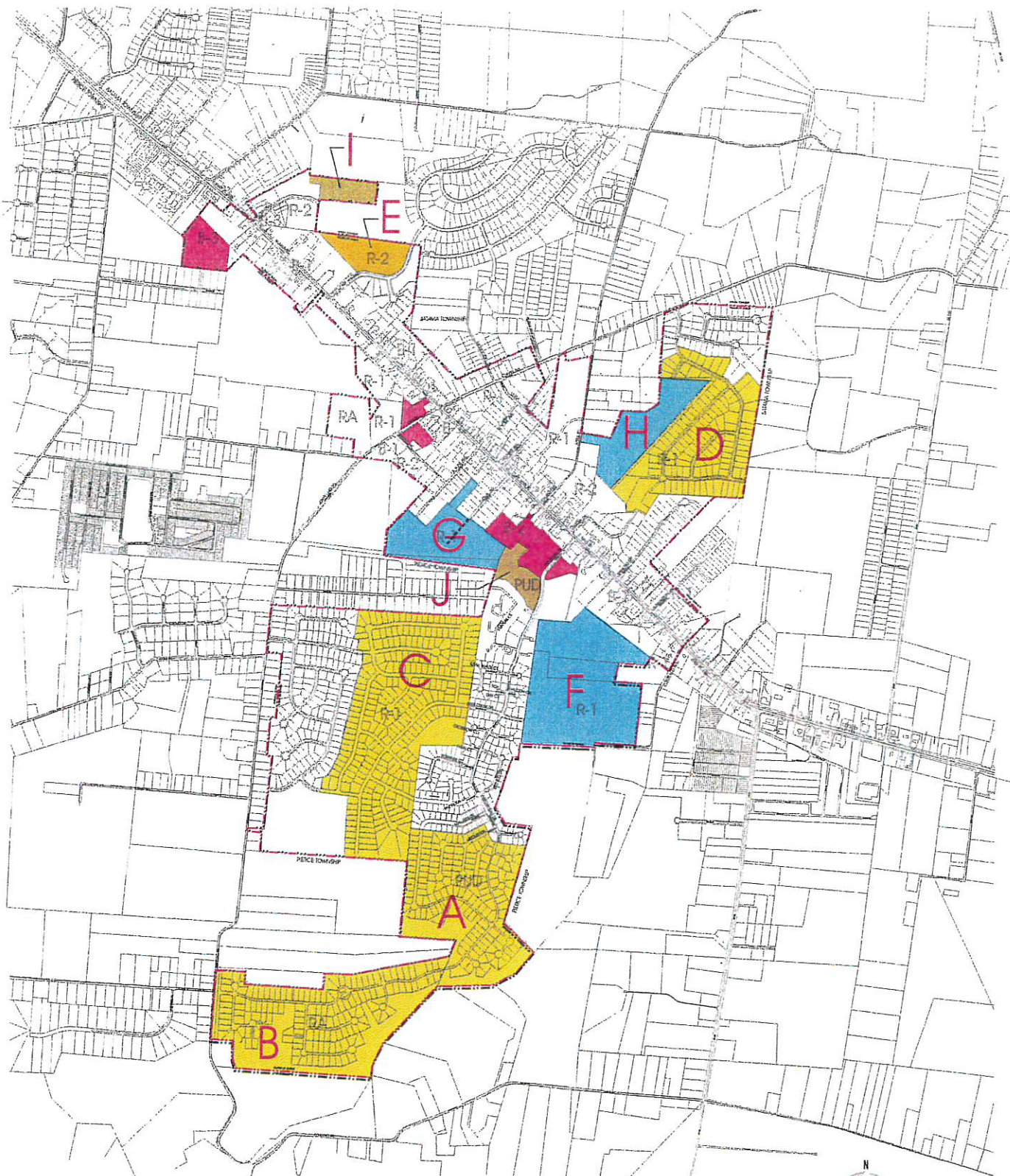
A very small number of properties have a higher potential for commercial development, such as the corner of Oak and Main Streets, south from the Rite-Aid site, a portion of the property zoned in B-3 at the Amelia-Olive Branch and Main Street vicinity, property for office in the Quail Creek PUD and a few other scattered small properties. However, collectively, they do not offer the Village attractive opportunities for revenue-generating planned development. The Comprehensive Plan makes several recommendations for increasing the potential of the existing non-residentially zoned undeveloped properties, and for creating additional opportunities through improved access and new annexed land.

Projected Residential Development

In order to develop a probable projection of future development in the Village based on current zoning, Figure 6 shows the major areas of vacant/undeveloped land according to the existing zoning classification. The observation of Figure 6 shows that most of the available land for residential development has already been committed to development, and subdivision plans for the development of the properties have already been approved. This, then, makes it possible to predict the actual number of new units and the resulting population growth. The build-out analysis and projected future growth and development calculations within the Village corporate limits are shown in Table IV-3 through Table IV-5

The population projections are based on the estimated number on new units multiplied by the household multiplier of 3.0 persons for single-family units and 2.0 persons for multi-family units. The projections of future population are also based on the assumption that population loss due to natural causes will be very small because, as it was shown in the 1990 census, Amelia's profile is changing dramatically to younger age households. Also, the projection period is 12 – 15 years from now (1999 – 2015).

The analysis and evaluation of these projections are based on the assumption that there will be demand for developing the identified vacant/undeveloped land.



BUILT-OUT VACANT / UNDEVELOPED LAND

- Approved Single Family
- Approved Multi-Family
- Other Single-Family
- Other Multi-Family
- Non-Residential Development

--- Village Corporation Line

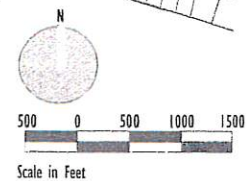


Figure 6

Amelia Village Comprehensive Plan

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**Table IV-3 - Amelia Village
Built-Out Housing Estimates (*)**

Approved Subdivisions (1)	Single-Fam Units	Multi-Fam Units
Area A	151	0
Area B	147	0
Area C	262	0
Area D	115	0
Area E	0	60
Total Number of Units	675	60
Other Areas (2)		
Area F	150	0
Area G	100	0
Area H	95.0	0
Area I	35	96
Area J		40
Total Number of Units	345	136
Grand Total Estimate	1,020	196

(1) See Figure 8

(2) Large size developable areas

(*)Compiled by Menelaos Triantafyllou & Associates

The review of the data in Table IV-3 shows build-out housing estimates based on projections from approved subdivisions and other areas in the Village having a potential and attractiveness for development. The data need to be reviewed in tandem with Figure 6 showing the location and extend of these areas. Currently, five such areas have approved plans for residential development:

- Areas A and C: Quail Creek II
298 single-family units (estimated)

- Area B: Eastridge IV (Sedona Ridge)
262 single-family units (estimated)
- Area D: Amelia Park Expansion
115 single-family units (estimated)
- Area E: Tall Trees Condominiums
45 multi-family units (estimated)

Additionally, other areas in the Village as shown in Figure 6 include:

Area F, currently vacant and zoned in the R-1 residence district. Its development can generated approximately 150 single-family units.

Area G, currently vacant and zoned in the R-1 residence district. Its development can generated approximately 100 single-family units.

Area H, currently vacant and zoned in the R-1 residence district. Its development can generated approximately 95 single-family units.

Area I, currently vacant and zoned in the R-2 residence district. Its development can generated approximately 35 single-family and 96 multi-family units.

Area J, currently vacant and zoned in the PUD district. Its development can generated approximately 40 multi-family units.

The new units from approved development plans will add a total estimate of 675 single-family and 60 multi-family units. In addition, other areas as shown in Figure 6 can potentially

be developed under the built-out possibility.

As shown in Table IV-3, an additional estimated 345 single-family and 136 multi-family new units can be added to the Village from the development of other areas as shown in Figure 6. This will result in 1,020 single-family and 196 multi-family additional units to the number of units currently in the Amelia.

Table IV-4 shows the total number of units in Amelia, existing and projected, as a built-out possibility. As compared to the existing number of units, there will be a dramatic increase in single-family units, 1,020 additional units, a 124% increase from the existing units. Multi-family units are estimated to increase by a total of 196 units, a 30% increase from the current 650. The estimated projections show that the Village will be growing p[re]dominantly as a single-family community but also with one third of the units in multi-family.

Population Growth

Utilizing the additional estimated housing units and a household size multiplier, population estimates were made for the built-out possibility. For the decade 1990 through 1999, it was estimated that the Village grew by 1,012 additional persons as a result of building activity. As shown in Table IV-5, the projections utilized a household multiplier of 2.85 persons for single-family units for the period from 1990 – 1999 (slightly higher than the 1990 census multiplier of 2.62 persons per single-family unit). The existing population is estimated at 2,849 persons.

The estimates of the additional units as described previously were utilized to project population growth. The analysis

**Table IV-4 Amelia Village
Housing Units Estimates (*)**

	Single-Fam Units	Two-Fam Units	Multi-Fam Units
Existing Units	836	25	650
Approved Subd.	675		60
Other	345		136
Total Units	1,856	25	846

(*) Compiled by Menelaos Triantafillou & Associates

**Table IV-5 Amelia Village
Population Growth Estimates**

	1990 Census	1990-99 Estimate	Total
Existing	1,837	1,012(1)	2,849
Estimated			3,300(2)
Total:			6,149

(1) 2.85 persons/single-family unit

(2) 3.0 persons/single-family and 2.0 /multi-family

Compiled by Menelaos Triantafillou & Associates

assumed 3.0 persons per single-family unit multiplier and a 2.0 persons per multi-family unit.

The results of the projected population show that an additional 3,300 persons will move into Amelia as a result of residential growth according to existing conditions and zoning requirements. The future population of Amelia as a built-out projection will be 6,149 persons, a growth change of 234% from the 1990 population figure, and a 118% change from the current estimated population number of 2,849 persons.

Absorption of Growth Estimates

Between 1990 and 1999, the estimated population change in Amelia is assumed to be 1,012 additional persons. Between 1980 and 1990 as is shown in Section III, Table III-1 the change in population based on census data was 728 persons. Based on the population increases in the last ten years, in order to estimate the number of years it will take for Amelia to grow by the additional population projected from the built-out analysis, a 50% change in growth for a 10-year period is assumed. This will result in a medium growth rate population increase of 1,424 additional persons from 1999 – 2010, and an additional 2,136 persons from 2010 – 2020.

This figure does not consider fluctuations to population due to natural causes. As it was discussed during the population analysis section, it assumes that the death rate in Amelia for the built-out analysis time-frame will be relatively small because the Village is emerging as a young-family

community and the aging profile of population is relatively small.

The estimated population projections and yearly population growth absorptions are shown in Table III-6. It is important to note that in approximately 12 -13 years the Village population will reach a projected 5,000 persons, at which time it will be classified as a city. The estimated increments are conservative and may be more rigorous if growth is accelerated due to land availability and tighter land use and zoning controls in adjacent Townships. In this case, the Village will reach the 5,000 limit much earlier, possibly by 2005.

The built-out analysis is considered a medium growth scenario. Assuming that the trends continue, and that the Village based on the recommendations of the Comprehensive Plan expands and plans its growth pattern, the housing and population projections will be higher, but not necessarily more rapid if growth is managed.

**Table III-6 Amelia Village
10-Year Population
Estimates**

	10 Year Increment	Total
1999		2,849
2010	1,424	4,273
2020	2,136	6,410

The review of the built-out analysis shows that if trends were to continue and the undeveloped lands were developed as discussed, the pattern of growth will not offer many advantages to the Village. Revenue-generating land use development will be necessary in order to balance the increased costs for services.

Without major intervention, traffic congestion will become much worse, open land for parks will be consumed, the Village will grow without a town center, and most importantly, the Village's fiscal ability to meet services will deteriorate. Consequently, the land use recommendations described in Section V of the Comprehensive Plan aim at redirecting and managing growth to meet citizens' desires and create a small-scale viable community.

Section V

Where Do We Want to Go?

Goals and Objectives

Village Planning Elements and
Principles

Village Land Use Plan

Village Center

Street Network Plan

Village Growth Areas and Potential
Annexation

Fire and Emergency Service

Introduction

This section develops the recommendations and physical plans for creating and implementing the preferred vision and physical plan for Amelia. It presents what the Village's growth pattern will look like if new responses to identified trends and conditions are set into action.

Goals and Objectives

The goals and objectives included in this section of the Comprehensive Plan document provide the direction and guidance for defining and creating a viable and livable community. The goals and objectives are comprehensive and reflect the aspiration of Amelia residents to achieve the highest quality environmental, social, and economic vitality for Amelia Village.

The goals and objectives presented in this section will facilitate public understanding and participation in the Village's planning and development program. Future planning decisions should be considered in the context of these goals and objectives and how they will implement the community's vision during the next ten – twelve years.

The adoption of the Comprehensive Plan and its goals and objectives means that when the Village encounters a community development issue, it will act consistently, based on the reasons and the manner set forth in the adopted goals and Objectives. The adopted Comprehensive Plan is considered as an instrument of policy.

Adherence to the goals and objectives is essential to the success of the plan.

Deviation from the adopted goals and objectives is possible but only on the basis of clearly documented compelling reasons requiring adjustments.

Amelia Comprehensive Plan goals and objectives are provided for the following categories:

1. Village Quality of Life
2. Land Use, Zoning, and Development
3. Main Street Corridor
4. Traffic and Transportation
5. Housing and Neighborhoods
6. Business and Economic Development
7. Village Center
8. Parks, Recreation, Open Space
9. Public Services and Facilities
10. Annexation

1. Village Quality of Life

Goal:

Maintain the small town character, neighborhood safety, and friendliness.

Objectives:

1. Amelia should grow and strengthen its fiscal capability while it also maintains its small scale and character so that it continues to be comprehensible by its residents.
2. Promote and support tax-base / revenue generating developments, in scale with the character of the Village and capable of enhancing the Village's economic viability, in order to provide for and maintain the quality of life

desired by its current and future residents.

3. Maintain and promote small scale, intimate developments and compact patterns, with open spaces and green areas interwoven with and at close proximity to residential neighborhoods.
4. Promote and maintain existing neighborhoods and strengthen their attributes and qualities such as low traffic, tree-lined streets, safety, and neighborliness.
5. Provide for a system of pathways and trails offering safe access through and between neighborhoods, and access to parks and green areas.
6. Establish small neighborhood greens and tot-lots whenever possible, integrated with the village neighborhoods.
7. Improve the deteriorating character of several existing structures throughout the Village.
8. Provide for public outdoor places where neighbors can meet and feel comfortable, and places for outdoor events, music, festivals, and community celebrations.

Land Use, Zoning, and Development

Goal:

Provide for and maintain a viable and compatible land use mix which allows for an attractive and safe residential environment, strong local economic base,

and sustainable balance between public revenues and expenditures.

Objectives:

1. Promote the stability of the community neighborhoods by preserving its existing residential areas and planning for new residential uses compatible with the scale and character of the Village.
2. Promote and direct growth, economic development, and a viable mix of uses compatible with the community's character and scale.
3. Develop zoning guidelines that encourage commercial and light industrial developments which make efficient use of land and are supported by safe and efficient points of access.
4. Encourage location of light industrial uses in areas where adequate infrastructure and services can be provided economically.
5. Encourage compatibility of commercial uses with neighboring residential areas, by appropriately controlling the intensity, character, and scale of non-residential uses, and by requiring effective buffering.
6. Strengthen the economic viability and role of Amelia's Main Street business district in the community and the region by: a) retaining existing viable businesses; b) supporting mixed-use development; c) increasing parking opportunities through the provision of coordinated parking areas; d) improving access; and e) improving

signs, building appearance, image and character.

7. Require that development proposals meet the standards of design desired by the community, and promote the Village scale and character.
8. Rezoning to a less restrictive classification may be approved when found to be: a) consistent with the Village's adopted land use and development Objectives; b) consistent with the purposes of the zoning code; c) compatible with the short and long term land use patterns established by the Comprehensive Plan.

Main Street Corridor

Goal:

Main Street is crucial to the Village as it is the major traffic and business corridor through the community. The Village recognizes the complex nature of Main Street and will work to promote traffic and access improvements, business retention and expansion, and to emphasize the corridor's community role and orientation in order to ensure its integrity and viability.

Objectives:

1. Major road widening as a planning and management activity which may result in additional traffic contributions through Amelia and traffic congestion should be discouraged and should not be pursued as a viable option by the local, county, and state government.
2. The planning and management of traffic and circulation should be undertaken from the vantage point of being for the benefit of the community.
3. Traffic management should promote shared ingress and egress for businesses, and the use of shared business district parking facilities for defined commercial land use clusters. The establishment of a "service road" or "access drive" running parallel to Main Street in its entirety is highly unlikely to happen.
4. The development of a continuous left turn center lane along Main Street is not desirable because it will further promote strip-type commercial development and will make it more difficult for pedestrians to cross the street.
5. Promotion of the development of left turning lanes at selected locations, should occur especially at ingress and egress points of shared business access and parking, in combination with raised landscaped islands.
6. Every effort should be made for minimizing the number of curb cuts through the consolidation of access points and driveways.
7. New development and redevelopment should be coordinated with the existing conditions, in order to keep additional curb cuts to the smallest number necessary in order to insure safe access.

8. Improvement of the visual character of the corridor on the basis of a streetscape program should occur including street tree planting, pedestrian level lighting, sign control, building rehabilitation, historic building restoration and reuse.
 9. Safe foot and bicycle traffic should be encouraged in order to provide for access to residences and businesses along Main Street.
5. Upgrade intersections to reduce traffic congestion.
 6. Coordinate traffic signals to enhance the efficient flow of traffic.
 7. Develop and implement a bikeway plan for safe bicycle access throughout the community, and link it with existing and planned bikeway systems in the region.
 8. Develop and implement a pedestrian circulation plan to offer safe access throughout the neighborhoods, between neighborhoods, to schools, parks, green areas, and the businesses along Main Street.

Traffic and Transportation

Goal:

Establish an efficient, safe, and balanced traffic and circulation system for both vehicular and pedestrian traffic, and improve access to businesses and employment places.

Objectives:

1. Develop an up-to-date Village Thoroughfare Plan.
2. Promote the development of a new connector road south from Main Street, capable of establishing east-west traffic, for directing local traffic to defined intersections with Main Street, and for providing access to existing and new development.
3. Promote street connectivity and establish a network of local streets.
4. Undertake the short-range improvements for existing traffic

Housing and Neighborhoods

Goal:

It is the Village's desire to maintain its predominantly single-family residential character and to promote its small town neighborhood scale.

Objectives:

1. Promote a variety of residential patterns, which reinforce the small town scale, and intimacy of residential areas.
2. Promote home ownership and encourage the creation of housing which addresses all economic segments of the population

3. Maintain the integrity of the existing neighborhoods and single-family areas while at the same time providing for some good quality multi-family development at designated locations. The density and character of multi-family developments should complement the "country-living" atmosphere of the local environment.
4. Maintain the physical elements that the residents indicated make for their positive neighborhood feeling, such as, tree-lined streets, maintained homes and yards, and small town character.
5. Encourage maintenance standards which promote health and reinforce the residential character of the neighborhoods, and require property maintenance consistent with the character of the community.
6. Require that residential development proposals meet standards of design that are compatible with the scale and character of the Village.
7. Encourage quality housing at reasonable prices for the elderly on fixed incomes, young individuals, and families.

Business and Economic Development

Goal:

Secure long-term economic viability and promote local economic development opportunities.

Objectives:

1. Foster a public/private development partnership responsive to the economic needs of businesses and residents.
2. Encourage the development of business and commercial uses which complement and serve the needs of the local residents and adjacent areas, while maintaining Amelia's small town character.
3. Identify and set-aside land areas in the Village suitable for planned light industrial development.
4. Encourage the development of well-planned business/industrial parks offering sites for light industrial, commercial and warehouse/office uses, and ensure safe and convenient access.
5. Identify sites suitable for planned light industrial development adjacent to the Village, and proceed with their annexation.
6. Consider the re-zoning of properties to business, commercial, and/or industrial uses only if it is consistent with the goals and Objectives of the Amelia Village comprehensive Plan.
7. Discourage piecemeal business, commercial, and light industrial developments.
8. Develop safe and convenient vehicular and pedestrian access to business and commercial areas in the Village.

9. Develop and promote opportunities for business retention and expansion, and new business development consistent with the goal of maintaining Amelia's small town character.
10. Project a cooperative attitude toward business and other potential light industrial developments.
11. Establish the organizational structure for continued economic development and business retention, work to maintain a continuing dialogue with existing and future business and industry, and promote the benefits of locating in Amelia.
12. Develop appropriate zoning and regulatory tools able to attract light industry uses for development in the Village.
13. Support commercial development that enhances the economic vitality of the city, and reinforces the city's residential areas.
14. Provide technical assistance and financial incentives in order to retain existing businesses and attract new business.

Village Center

Goal:

Establish a Village center, where civic, commercial, office, and residential uses are integrated with public spaces and amenities to create a focus for the community.

Objectives:

1. Identify the necessary acreage land area at a suitable location that offers the greatest opportunities for a Village center, and permits a phased program of its development.
2. Ensure the direct visibility of the Village center from Main Street and the motorists.
3. Establish direct access from Main Street to the Village center, and connectivity with the local and regional street system.
4. Provide for outdoor public amenities in the form of performance and music events, festivals, and other community activities.
5. Commercial uses should be able to attract and draw people from the Village and its region due to their nature, pedestrian-friendly environment, and integration with the public amenities.
6. Promote a commercial land use mix which includes ice-cream parlors, variety shops, restaurants, cafés, newsstands, and movie theaters, and other similar uses.
7. Establish a development program based on a public/private partnership, including incentives, zoning and land use controls, development facilitating incentives, urban design and architectural considerations.

Parks, Recreation, and Open Space

Goal:

Improve existing conditions, protect unique open space areas, and increase the amount of parkland and recreational facilities for existing and future residents.

Objectives:

1. Establish and maintain a Village park plan and program including existing facilities, community needs, recreational programs, criteria for park improvement priorities, parkland acquisition and facility expansion, capital improvements program, funding program, and park maintenance and safety.
2. Protect and preserve sensitive natural environments from their development as necessary, and integrate them into the residential neighborhoods.
3. Establish an open space plan for the Village including green areas, environmentally sensitive areas, trails, and green buffers to screen residential areas.
4. Provide greater recreational opportunities for the entire community.
5. Work with surrounding communities and the school district to develop and coordinate the use of parks, recreational facilities, and open space.
6. Develop a new park in association with the Village center to accommodate a variety of activities including farmers' markets, festivals, musical events, and community celebrations.
7. Provide for safe pedestrian and bicycle access from residential areas to the parkland areas.
8. Establish zoning objectives which require the allocation of green space within industrial and residential developments, and the preservation of on-site woodland through creative design.

Public Services and Facilities

Goal:

Develop and maintain facilities and service levels capable of meeting current and future needs while supporting the public safety and well-being of the community.

Objectives:

1. Develop and maintain the required facilities, equipment, and personnel needed by existing and future departments to respond to the various community needs.
2. Provide the Police Department with adequate personnel, equipment, and facilities as the Village grows, which will allow police personnel to respond to safety needs quickly and efficiently.

3. Provide a uniform level of fire protection and EMS throughout the Village.
 4. As the Village develops and grows, evaluate the level of fire protection and EMS, and take action to ensure that these services are capable of meeting the community needs in a cost-effective manner.
 5. Develop and maintain a capital improvements, facilities, and services program to be used as a means of allocating resources to the upgrading of public services, facilities, and equipment
3. Potential annexations should be considered on individual merits and it's potential effect on the Village of Amelia.
 4. Establish and promote a selective annexation program which: a) identifies priority annexation areas; b) establishes logical and coordinated Village boundaries; c) gains control of the use of land adjacent to the Village with local and regional benefits; and d) evaluates the costs of annexation on the community.
 5. Annexation should be undertaken on the basis of a strategy that relates growth on the ability of the infrastructure to support and service the new development.

Annexation

Goal:

Pursue annexation as a logical extension of the Village's boundaries and service delivery system when benefits are clearly defined and the community's small town character is not jeopardized.

Objectives:

1. Highest priority in annexation should be given to areas for the development of the Village center, light industrial development, parkland, and commercial development. The Village should pursue annexation for non-residential development more aggressively through the use of incentives and an annexation strategy.
2. Annexation should be pursued on the basis of the comprehensive plan and its land use and development recommendations.

A Village Planning Framework for Growth and Protection

The Comprehensive Plan and its recommendations are aimed at addressing issues and needs and form a framework for growth and protection, which includes a set of specific planning elements and guiding principles. Specific actions and strategies to implement the recommendations and physical plans are described in Section V of this document.

Amelia Village Planning Element: Village Character

While difficult to define, the preservation and maintenance of community character is the foremost concern of most citizens' committees debating growth. Character is the community asset most commonly discussed as a priority to be addressed in a comprehensive plan. The residents of Amelia made it clear that the community's character and small-town feeling are what makes it unique and what needs to be maintained. These statements were discussed earlier and are listed in Section III of this document. The Comprehensive Plan's physical recommendations are aimed at preserving, strengthening, and maintaining the community's character.

In Amelia, community character is closely associated with quality of life and it consists of several distinct facets: physical, social, cultural, and political. The following attributes describe these facets, and provide the guidance for the plan's physical planning and design recommendations.

Community Character Physical Attributes

- Narrow tree-lined old residential streets.
- Winding country roads.
- Rural atmosphere.
- Traditional forms of older residential lots and homes.
- Vistas of rural landscapes.

- Open space adjacent to neighborhoods.
- Green corridors through the developed areas.
- Community focus-Village Center.
- Preserved and rehabbed historic buildings.
- Attractive and vital Main Street.
- Post office, library, schools, churches.
- Well-maintained structures.
- Attractive signs.
- Human scale and proportions.
- Network of streets.
- Community pedestrian-friendly streets and places.
- Mixed land use along Main Street.

Community Character Social-Cultural Attributes

- Community pride.
- Community identity.
- Closely-knit neighborhoods.
- Known local names with long family history.
- Shared community values.

- ❑ Feeling of local heritage.
- ❑ Population diversity.
- ❑ Older residents.
- ❑ Younger families.
- ❑ Feeling of safety.

the opposite of a dense city neighborhood. Based on a few bad examples of multi-family units in the Village, these residents oppose any new multi-family developments, which result in additional bad cases.

Large-lot single-family developments do not preserve the rural character of communities. On the contrary, they result in sprawl with no relief because they consume the entire open space resources. Amelia cannot afford to do this because its size is small and the increases in this type of housing will forever destroy its character to one of sameness in the endless suburbs.

Community Character Political Attribute

- ❑ Accessible and simplified local government.
- ❑ Part-time local officials.
- ❑ Home rule tradition.
- ❑ Reliance upon citizen participation.
- ❑ Regional identity.
- ❑ Respect of community character from County and State agencies.
- ❑ Consultation of local government by County and State agencies.

A number of residents, as it was expressed through the community survey, would like to see an increase in multi-family and small lot housing choices, especially to meet the needs of younger families and the elderly.

Acceptance of multi-family and small lots for detached and attached homes will be forthcoming in Amelia through improved planning and zoning, design review, and marketing. The housing market will respond favorably and, as it has been shown in other areas of the metro region, good developments offering a variety of housing options are possible.

Amelia Village Planning Element: Diversified Village Housing

Amelia is a predominantly single-family community. The approved subdivision plans will continue this trend. Many residents in the Village would like to see an increase in large lot single-family housing and no multi-family units. Underlying this desire is the notion that large-lot home sites maintain the value of homes and keep the area looking "rural",

Guiding Planning Principles

- ❑ Diversified housing types.
- ❑ Balanced mix between single-family and multi-family units.
- ❑ Compatibility with existing residential areas.

- ❑ Village-scale housing planning and design.
- ❑ Effective site planning.
- ❑ Contribution of housing to making viable neighborhoods.
- ❑ Neighborhood size in proportion with walking distances.

The Comprehensive Plan recommends the diversification of housing based on good site planning and design, how well they meet community needs, how compatible they are with the existing residential areas, and how effectively they contribute to the establishment of viable neighborhoods. Section V of this document outlines specific recommendations with respect to housing, site planning, and neighborhood preservation.

Amelia Village Planning Element: Village Growth and Pattern

The issue of growth, whether in physical size or population, is a key concern of the Comprehensive Plan. Some of the residents in the community say that they would like to see the Village stay the way it is. However, the majority of the residents indicated that some growth is inevitable but also necessary for the long-term viability of the Village.

A no-growth policy is completely unrealistic for Amelia. In fact, no-growth will result in the Village's deterioration in its ability to remain vital and provide for a safe and quality environment. As it was shown in the previous sections of this

document, **the main problem with Amelia's current growth and pattern is not its size but the manner in which it happened and the lack of a healthy balance between residential homes and viable revenue producing uses.** Amelia cannot afford to stay stagnant and not grow in a balanced fashion. It is through a guided and planned growth that it will be able to remain viable. However, growth and traffic should be managed and guided so that its pattern maintains the Village character, which in itself will make Amelia more attractive as a community and will also help establish a viable economy.

The Comprehensive Plan recommends a physical growth pattern, which will ensure balance in land use, balance and increased choices in housing types, a decision-making framework and strategy for pursuing annexation, traffic management, protection of open spaces and countryside, protection of the community character, establishment of a community focus, and long-term fiscal capability.

Guiding Planning Principles

- ❑ Specific and predictable growth and growth pattern.
- ❑ Growth anchored on a Village Center.
- ❑ Pedestrian-friendly growth based on supporting pedestrian movement.
- ❑ Mixed-use land use character.
- ❑ Land use compatibility between the Village and the Townships.

- Protection of important landscape resources.
- Specific and purposeful annexations.
- Traffic management and street connectivity.
- Coordination and planning between growth and infrastructure.
- Participation in regional decisions by County and State.
- Fiscal balance.

Amelia Village Planning Element: Street and Pedestrian Network Connectivity

The Comprehensive Plan recognizes that the management of traffic along Main Street is the single most important issue facing the Village. Without its proper management, Amelia will not be able to grow effectively and become a viable community. The Comprehensive Plan makes several key recommendations for managing through traffic and for increasing traffic movement and access within the Village.

As it was shown in previous sections of this document, the lack of interconnections between the present street system results in traffic congestions along Main Street when the residents of Amelia have no other choice but to enter Main Street for any one of the trips they need to make. *The Plan recommends that streets must be interconnected.* Street

extensions through new subdivisions must strive to establish street connectivity instead of being developed as internal subdivision enclaves. The subdivisions that have already been approved but as of now, have not been constructed need to make adjustments to their plans in order to establish street connectivity. This Section identifies specific areas where adjustments need to be made.

Street connectivity will also increase the potential for pedestrian movement within and through residential neighborhoods. This, in turn, will increase the residents' feeling of neighborhood satisfaction. In addition, pedestrian connectivity will make it possible for pedestrians to safely access commercial areas and the proposed Village Center, parks, and greenways.

Guiding Planning Principles

- New streets extend the pattern of existing streets.
- Multiple access points and choices.
- Streets not for automobiles only.
- Streets integrate pedestrian space and amenity.
- Village-scale streetscape character.
- Pedestrian access network at neighborhood and community scale.
- Mixed uses accessible from pedestrians.

- Walkable places.
- Street design specificity in relation to the street at hand.

Amelia Village Planning Element: Mixed-Use

Traditional villages are characteristic of mixed land use environments where pedestrians are able to reach by walking. Neotraditional village planning encourages the mixture of uses, especially in town centers, where residents and visitors can reach the commercial/office/residential and civic uses by walking from on-street parking or parking lots to the rear of the buildings. The Comprehensive Plan recommends the establishment of mixed-use areas, one along Main Street and the other in the proposed Village Center.

The concentrated form of the mixed-uses, the increased pedestrian space and amenities, the provision of business parking lots, and the better egress and ingress combine to make for more viable and attractive commercial areas. These are distinctively different than the commercial strip offering freestanding commercial structures to drivers, and the shopping malls with their large box-like buildings and vast parking lots. It is this mixed-use diverse environment designed at human scale that will establish competitive commercial areas and will increase Amelia's competitiveness.

The Comprehensive Plan makes specific recommendations for land use as described in this Section and in Section VI of this document.

Guiding Planning Principles

- Horizontal and vertical mix of uses.
- Residential uses integrated with non-residential uses.
- Public amenity space for community events and happenings.
- Human scale.
- Avoidance of "big-box" buildings.
- Avoidance of automobile-oriented uses .
- Architectural compatibility.
- Pedestrian access and amenities.
- Pedestrian connectivity with neighborhoods.
- Shared parking areas for non-residential uses.
- Defined parking for residential uses.
- Attractive streetscape.

Amelia Village Planning Element: Amelia Parkway

Historically, Amelia began along the main road, Ohio Pike. This fact and the transformation of the original road into a major traffic artery threatens the Village's quality as a small community and its future as a viable community. As

was discussed earlier, heavy traffic and truck traffic, combined with the unplanned local street system will continue to adversely affect the Village and its ability to maintain a viable business district and a pedestrian safe environment. Handling the through traffic while attempting to retain and restore a viable business district and the Village's residential and pedestrian character is one of the most intractable problems that Amelia and its planning consultant face.

The widening of the Main Street to handle more traffic and accommodate left turns will be an imposed solution to the current traffic problems. This solution sees Main Street in the Village as a bottleneck that constricts free traffic flow. By itself, without any other substantial traffic improvements the widening of Main Street will result in another continuous commercial strip and will eliminate the Village's potential for establishing a definable and unique community.

The Comprehensive Plan recommends the development of the Amelia Parkway as an important transportation improvement that will help manage traffic along Main Street and also help Amelia become a viable community and maintain its character. *The Amelia Parkway is not a by-pass.* Its purpose is not to take traffic away from Main Street. Its development will:

- Help establish a street network with increased connectivity and accessibility.
- Provide a real option to the residents and visitors to enter or

exist Main Street at various controlled points.

- Make it possible to develop large tracts of land with revenue and employment generating planned business uses.
- Increase access to business along Main Street in combination with widening and streetscape improvements along Main Street.
- Help establish a pedestrian and bicycle network.
- Improve the visual character of Amelia as seen while driving through the Village.

The Comprehensive Plan recognizes that the Amelia Parkway will be implemented in phases because of the difficulties posed by acquisition and planning. Amelia, the County and property developers will undertake the improvements jointly.

Guiding Planning Principles

- Connectivity with street system.
- Accessibility to potentially developable properties.
- Direct access to the Village Center.
- Parkway character.
- Pedestrian and bicycle facilities.
- Defined ingress and egress points.

- Phased development.

Amelia Village Planning Element: Village Center

Currently, there are very few opportunities available for establishing the Village Center. During the planning process, four locations were identified and discussed with the committee: The first such opportunity is offered by the Pommert property. This was considered because of its location, character, and single-owner of a large tract of land. The majority of the property is located in Pierce Township and could be annexed to Amelia with the consent of the property owner. However, the property owner did not wish to pursue this possibility and asked that the center be located in a different area.

The second, less desirable option is to establish the center along the southern side of Main Street by redeveloping the area beginning with the municipal building all the way to South Kline. The center will also include the new drugstore use at the corner of Main and Oak Streets. This option has several advantages, including the land owned by the Village that could be negotiated for redevelopment. The main disadvantages are its size and shape not allowing for enough depth; access primarily from Main Street; no access from the Amelia Parkway.

The third location considered is the area at the vicinity of Huntsmans Trace and Main Street. This area includes parcels currently zoned in commercial and PUD

mixed use. The advantage of this area is the availability of properties for development under a single ownership, access from the Proposed Amelia Parkway. However, this location does not offer a central place in the community; it is not very well visible from Main Street; and will not be able to stimulate as much business redevelopment along Main Street.

The desire of Amelia to establish a viable Village Center will require creatively guided new development and the redevelopment of the existing physical environment of the fourth site option, located in the southwest section of Main and Oak Streets. The Comprehensive Plan recommends this area as the preferred location for establishing the Village Center for the following reasons:

- It offers direct vehicular and visual access from Main, Oak, and Maple Streets, and the proposed Amelia Parkway.
- Most of the property is under single ownership and has the consent of the property owner regarding its development with the Village Center.
- It can be linked with the property owned by the Village to create additional opportunities for civic and other uses.
- It offers spin-off possibilities for development at adjacent areas.
- It will reinforce the existing business district along Main Street.

- It is directly connected with the business district along Main Street.
- It has great potential for pedestrian access and amenity.

The establishment of the Village Center at this location will utilize the existing available space more effectively and will generate new and exciting opportunities for redevelopment and new development. The result will be the establishment of a pedestrian-friendly center with a more cohesive urban form and environment than the standard commercial strip. The recommended Village Center plan is grounded in large measure on emerging retail market trends and the need for establishing mixed-use retail environments within a community. The detailed description and plans of the Village Center are discussed later on this Section.

The return to "Main Street" movement is a force which offers a fresh opportunity for revitalizing the subject area in a manner not possible or feasible a few years ago. Across the country, community residents and consumers are seeking new forms of retail environments which function and look like real "Main Streets". Communities and developers are responding to this need with solid and exciting development and retrofitting of older strip-commercial centers. Newspapers, consumer surveys, and professional trade journals report on these developments and identify the key aspects of this movement as follows:

- New retail forms such as village centers are demonstrating the consumer's desire for something

more than a mall masquerading as a downtown.

- Consumers in the suburbs and in "edge cities" are ready to enjoy the street lifestyle.
- Shopping is being redefined as entertainment, a destination with real-life experience with the energy and diversity of street culture.
- New retail developments are street-friendly in concept and design, and they draw from and contribute to other existing merchants along the street.
- Today, as technology changes work and shopping patterns, older traditional communities are asked to act as hometowns to people living in suburban areas.
- Consumers are looking for a new shopping experience defined by the sense of community.

These new retail forms of development and redevelopment are driven by successful public-private partnerships. Collaborations between the local government, property owners, and merchants have created viable and authentic retail environments that are setting the new standard for retail development. Merchants are identified as shopkeepers, not as tenants. With increased ownership of small retail units and strong design controls, there is the emergence of a local, inclusive nature of the shopping experience.

Planning Guiding Principles

- ❑ Mixed uses – commercial, residential, office, and civic.
- ❑ Public space and amenities for festivals, events, outdoor markets.
- ❑ Pedestrian accessibility.
- ❑ Retail stores look outward rather than inward.
- ❑ New retail form promotes synergism between the project, street, and public space.
- ❑ Service a special market niche, not competing with regional centers or power centers.
- ❑ Recreate the sense of place that the traditional village center and square define.
- ❑ The environment is defined by design flair, inviting public spaces, and human scale.
- ❑ Provide a destination with ambiance that supports and enriches community life.

Village Land Use Plan

The Amelia land use plan shown in Figure 7 identifies a probable and possible future land use and growth pattern. The land use has been developed after careful consideration of the citizens' inputs, the review and analysis of existing conditions,

and the opportunities offered by local and regional influences.

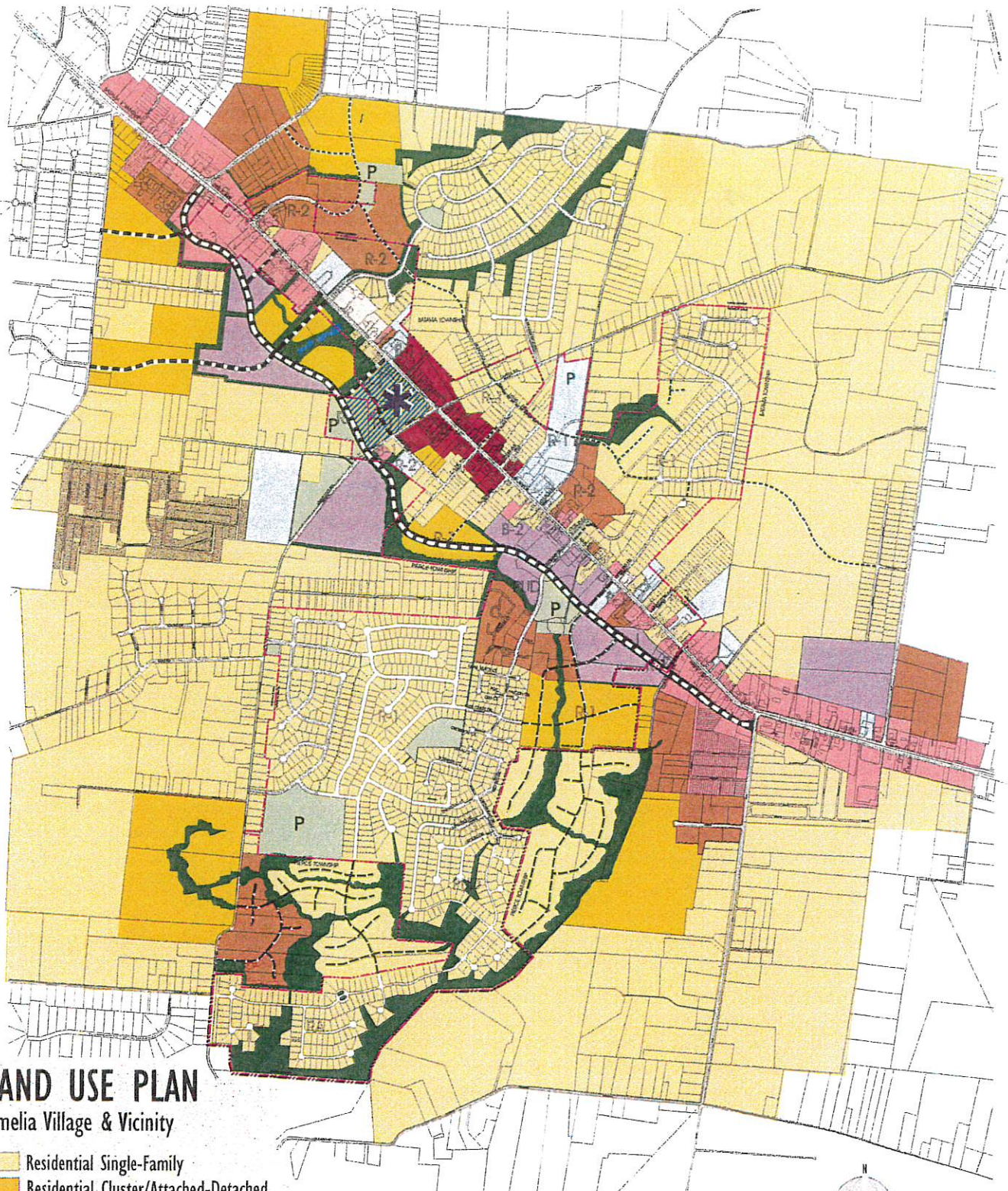
Land use is the most important component of the Comprehensive Plan because it allows for a graphic depiction of what is envisioned in the Village goals and objectives, by showing the existing and future development patterns combined into a unified plan. The plan shows potential future land use on a parcel and property basis and collectively recommends a desirable direction for area-wide land use pattern. The specificity in future land use serves as a guide for future zoning and land use decisions when property is considered for development and/or annexation.

The identification of future land use outside the Village jurisdiction for properties in Batavia and Pierce Townships is consistent with state planning laws, which allow the local government unit to identify such land uses within the framework of an overall comprehensive plan. The recommended land uses are not imposed on the property owner. The Plan indicates a desirable type of land use as a future potential to be pursued mutually by the Village and the property owner.

The land uses shown serve to indicate an overall vision of Amelia's future growth potential, a desirable growth pattern within the Village jurisdiction and adjacent areas.

Land Use Plan Elements

Following, is an outline of the key elements of the land use plan as shown in Figure 7, and as described during the



LAND USE PLAN

Amelia Village & Vicinity

- Residential Single-Family
- Residential Cluster/Attached-Detached
- Residential Multi-Family
- General Commercial
- Main Street Commercial District
- Planned Business Park
- Village Center

- Professional Office
- Public/Semi-Public
- P Parks/Open Space

- Village Corporation Line
- Greenways/Buffers
- Proposed Street Extensions
- Proposed Amelia Parkway

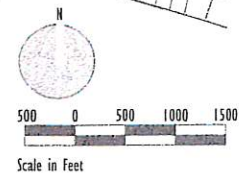


Figure 7

Amelia Village Comprehensive Plan

MENELAOS TRIANTAFILLOU & ASSOCIATES
 Planning, Urban Design, Landscape Consultants

previous discussion on the Amelia Village planning elements and guiding principles.

Open Space Greenways and Parks Pattern:

The open space and greenways shown in the plan are utilized in order to structure the land use patterns in the Village. These areas include woodlands, open rural landscapes, hillsides, and drainage courses, which in combination will contribute to the community's character and quality.

The land use plan takes a proactive approach on future development by identifying the natural resources that are important to guiding development. This section of the Comprehensive Plan document identifies some key recommendations for securing the preservation of these resources.

The open spaces and greenways are also recommended for trails and bike lanes where appropriate to connect with the neighborhoods and to provide access to the community's parks. The indication of properties for open space and greenways does not mean that the Village will take away these properties from their respective owners or that they cannot be used for other purposes. The identification of these areas allows the Village to pursue a rational process for growth and development and for maintaining its open spaces and character through the cooperation with property owners and developers.

The recommended open space and greenways, in combination with the community parks, will preserve an attractive environment for residents,

businesses and visitors, will provide a wide range of close-to-home recreational opportunities, and will promote a sense of place and regional identity.

The land use plan also recommends the establishment of a total of five community-level parks as shown in the plan to address the recreational needs of the residents at various neighborhoods. The recommended greenways will provide trail and bicycle access to these parks.

Housing and Neighborhoods

Consistent with the goals and objectives and the citizens' inputs, the land use plan strives to maintain and promote residential neighborhoods which identify with the Village as a small scale, viable community. The plan recommends residential developments at specific locations which are connected with each other through the open space and greenways system, trails and sidewalks, and expanded street network system. In addition, the recommended Village Center will serve as the community focus, supporting the neighborhoods and the sense of community.

The preponderance of areas in the land use plan are shown for residential uses both within the current Village jurisdiction and adjacent to it. The land use plan recommends three residential classifications for existing and future development as follows:

Conventional Single-Family, including the existing residential neighborhoods and future development in approved subdivision areas and potentially

annexed undeveloped properties as shown in the Land Use Plan.

Lot sizes and density will range according to existing districts and subdivision regulations. *Of critical importance will be to secure open space and greenways as shown in the land use plan through the site plan review process and other tools described in Section VI.*

In addition, the plan recommends the development of a street network system through the subdivision review process and some minor adjustments to existing approved plans.

Cluster, Detached, and Attached Single-Family, to permit a variety of housing units on small lots, zero lot line developments, and cluster homes. As described in Section VI a new zoning district is recommended – Planned Residential Development - to specify lot sizes, density, housing mix and housing design requirements, open space and other amenities.

The character of these developments should include village scale homes and neighborhoods, pedestrian amenities, low traffic, open space and greenways. Some multi-family housing (i.e. town homes) may also be permitted to be included in the planning and development.

Multi-Family, to include existing areas and new development. A variety of housing units should be considered and should be approved on the basis of an overall plan and how well they conform to guidelines and design standards. All such developments should have access to open space and greenways. Density

should be considered on the basis of how well they have addressed the site constraints, the character of the site and neighborhood, the layout and organization of the site, real estate value, and other considerations to be identified in the zoning requirements, as described in Section VI.

Amelia Village Center

The recommended Village Center will command a very important location at the corners of Main and Oak Streets as shown in the land use plan. Its central location is the preferred option as discussed earlier because it will give the Village the greatest potential for redevelopment and new development.

The center will be developed on the basis of a detailed plan and strategy as a joint venture between the Village, property owner(s), and preferred developer. Section VI outlines the key elements and requirements of a program and strategy for implementing the Village Center.

The key features and attributes of the center are:

- Mixed-use, with commercial, residential, office, and civic uses integrated at the site in a creative way, including commercial at first level and office and/or residential at the second floor. A four-screen movie theater is also recommended, together with cafes, restaurants, and other small shops.
- Village Hall, the new administrative building as a focus

of the community, including space for community functions.

- Neo-traditional New Urbanism design features to create a unique environment with community orientation.
- Vehicular access and parking to the rear of the buildings. Direct access to the proposed Amelia Parkway, from the extend Maple Street, and a new street connection between the parkway and Main Street.
- A major public space in the form of a square able to accommodate festivals, community events, produce-market, and winter events. The space will be designed with pedestrian amenities, a fountain, and effectively landscaped areas.
- Pedestrian connections to the near-by park, including a small pond/ice skating area.

The conceptual plan for the Village Center and its character are shown in Figures 8 and 9. The concept plan is only one of many possibilities for developing the subject area. It attempts to create a mixed-use environment with substantial public space, easy parking and access. The future Village Hall is also included as a focal civic building.

A new Post Office building and a new headquarters building for the Police, Fire, and EMS departments are also recommended as part of the Village Center.

The concept recommends the establishment of a strong architectural character to define the center and its image as being the focal place in Amelia.

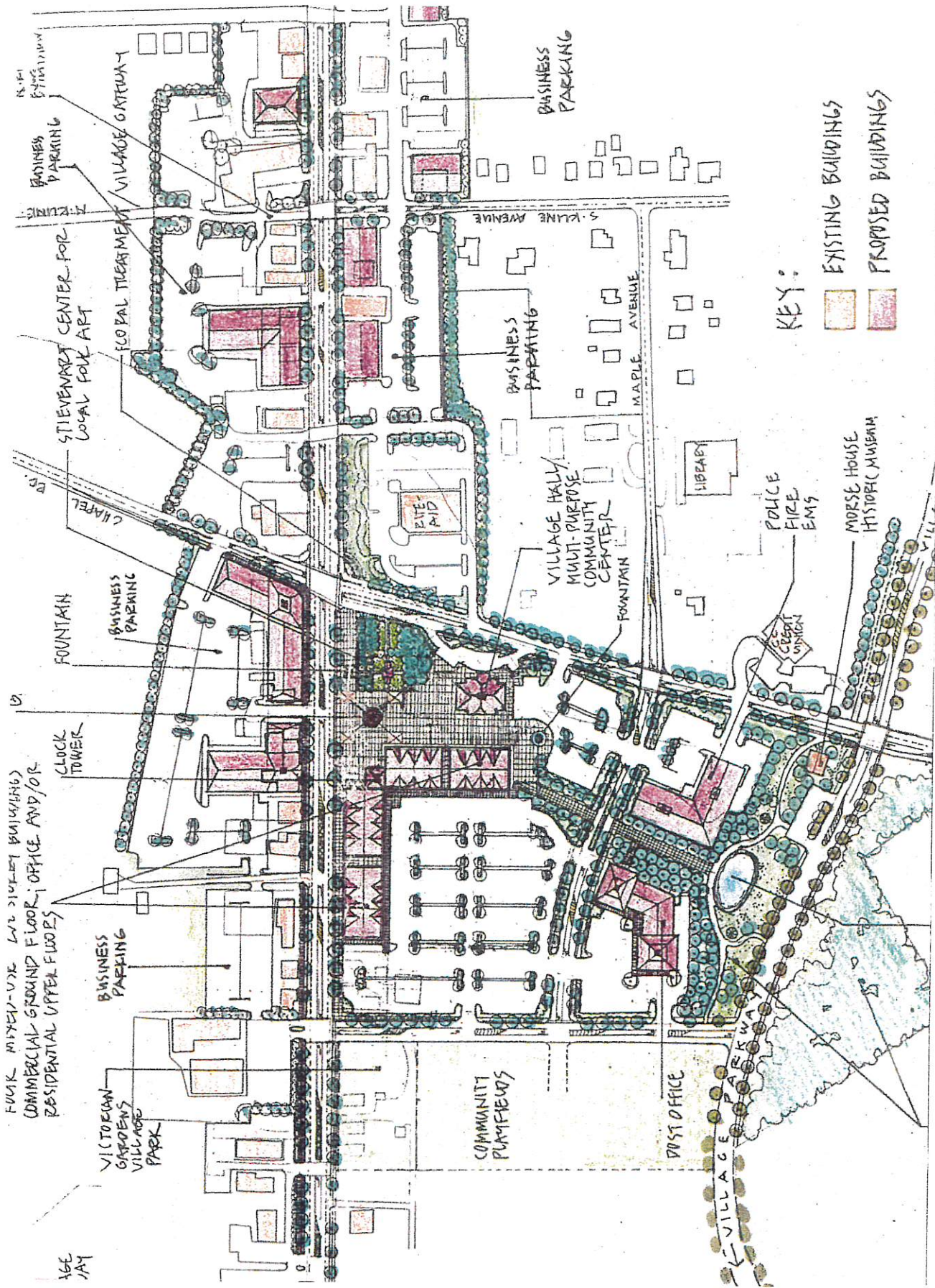
Main Street Business District

The land use plan recognizes that the future well being of the commercial strip along Main Street will depend, in addition to traffic improvements, on revitalizing a cluster of uses instead of every use along the strip. Commercial establishments will need to be included in the district sharing retail variety, access points, business district parking lots, attractive character, signage, landscaping, and streetscape improvements.

The land uses plan identifies an area - Main Street Commercial Area - and recommends its redevelopment and improvements to become the core of the commercial district along Main Street. This district also includes the Rite-Aid drugstore, and the redevelopment of the future properties along Main Street.

The remaining areas along Main Street are classified as general commercial and office uses. Land use will continue to exist as well as redevelopment and new infill. Recommended improvements along Main Street such as left turn lanes, streetscape, combined parking, and access management will help increasing the character and vitality of development. In addition, building code enforcement and façade improvements will be necessary.

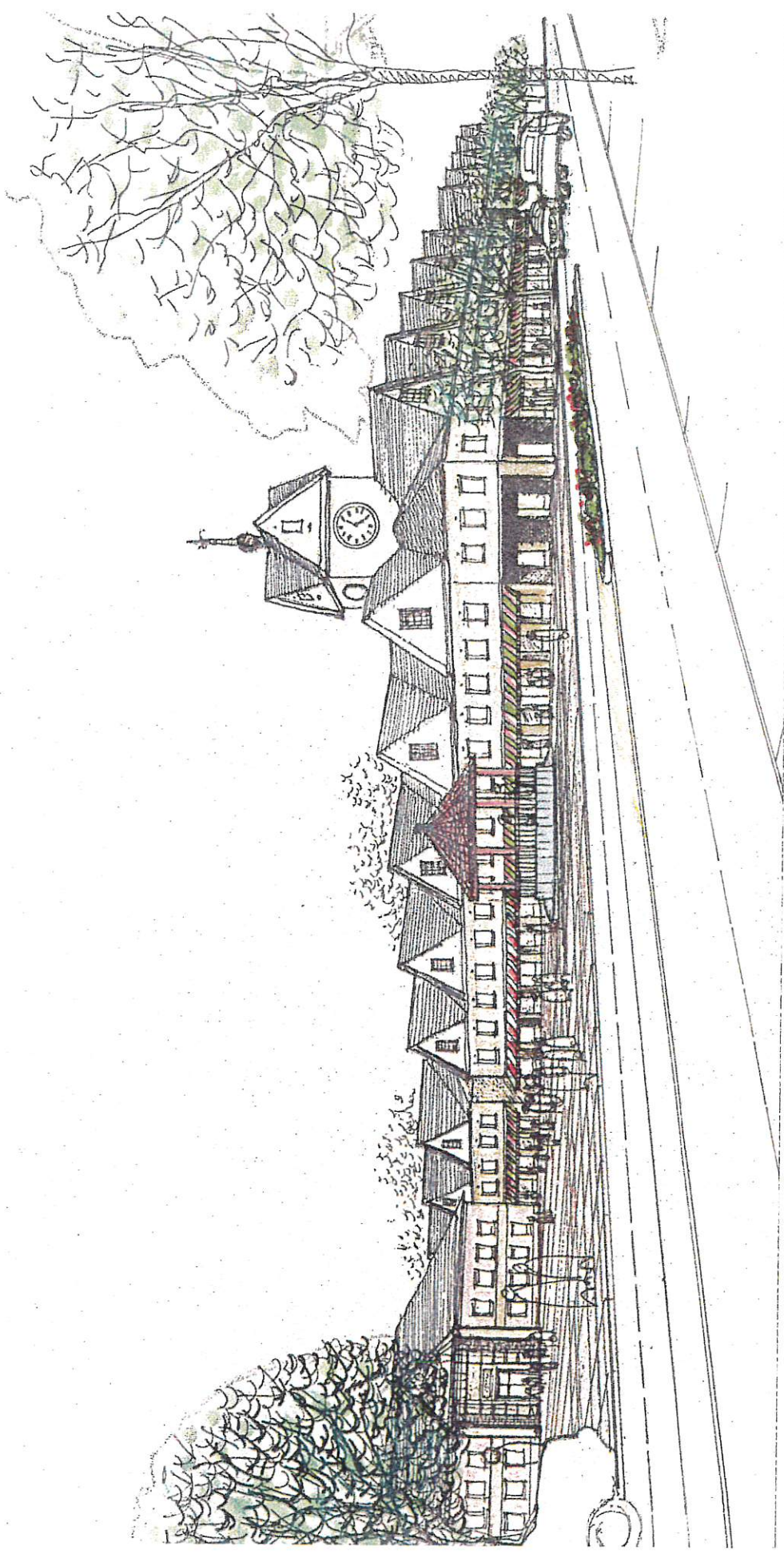
The recommended improvements for Main Street and the recommended Amelia Parkway are shown conceptually in Figures 10, 11, and 12. The



AMELIA VILLAGE CENTER - URBAN DESIGN CONCEPT
Amelia Village Comprehensive Plan

Figure 8

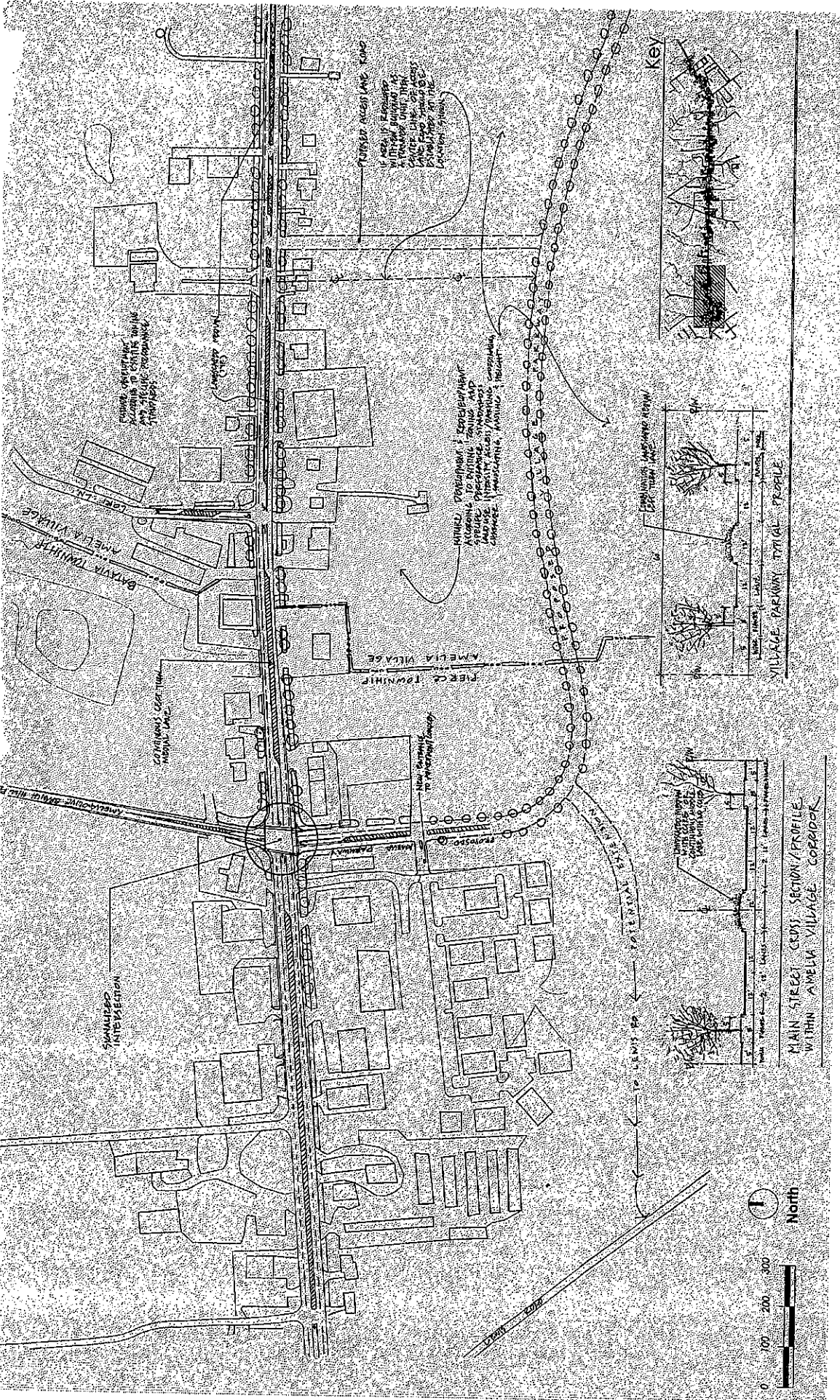
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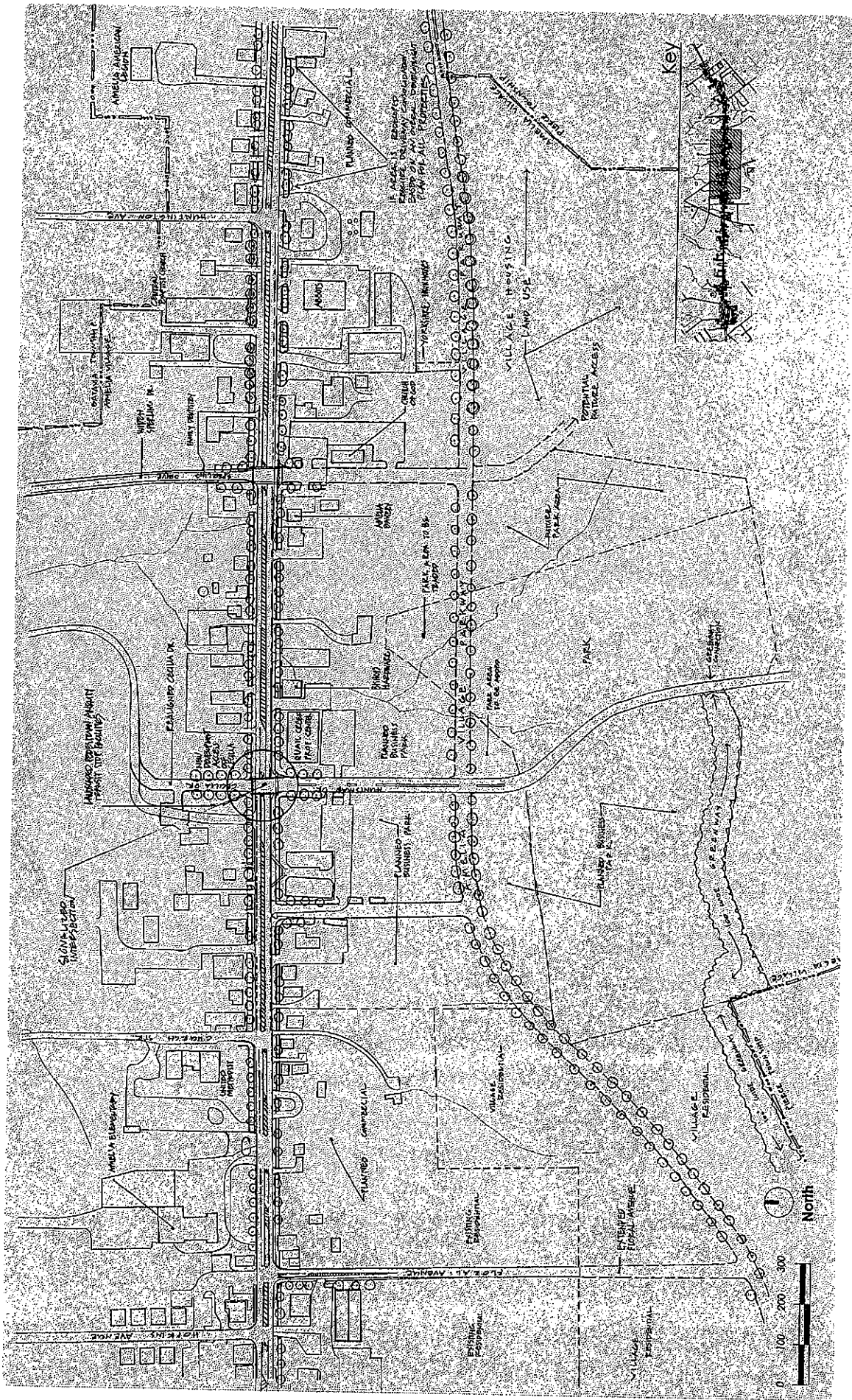
View Looking SW
From Corner of Church and Main Streets

AMELIA VILLAGE CENTER Amelia Village Comprehensive Plan

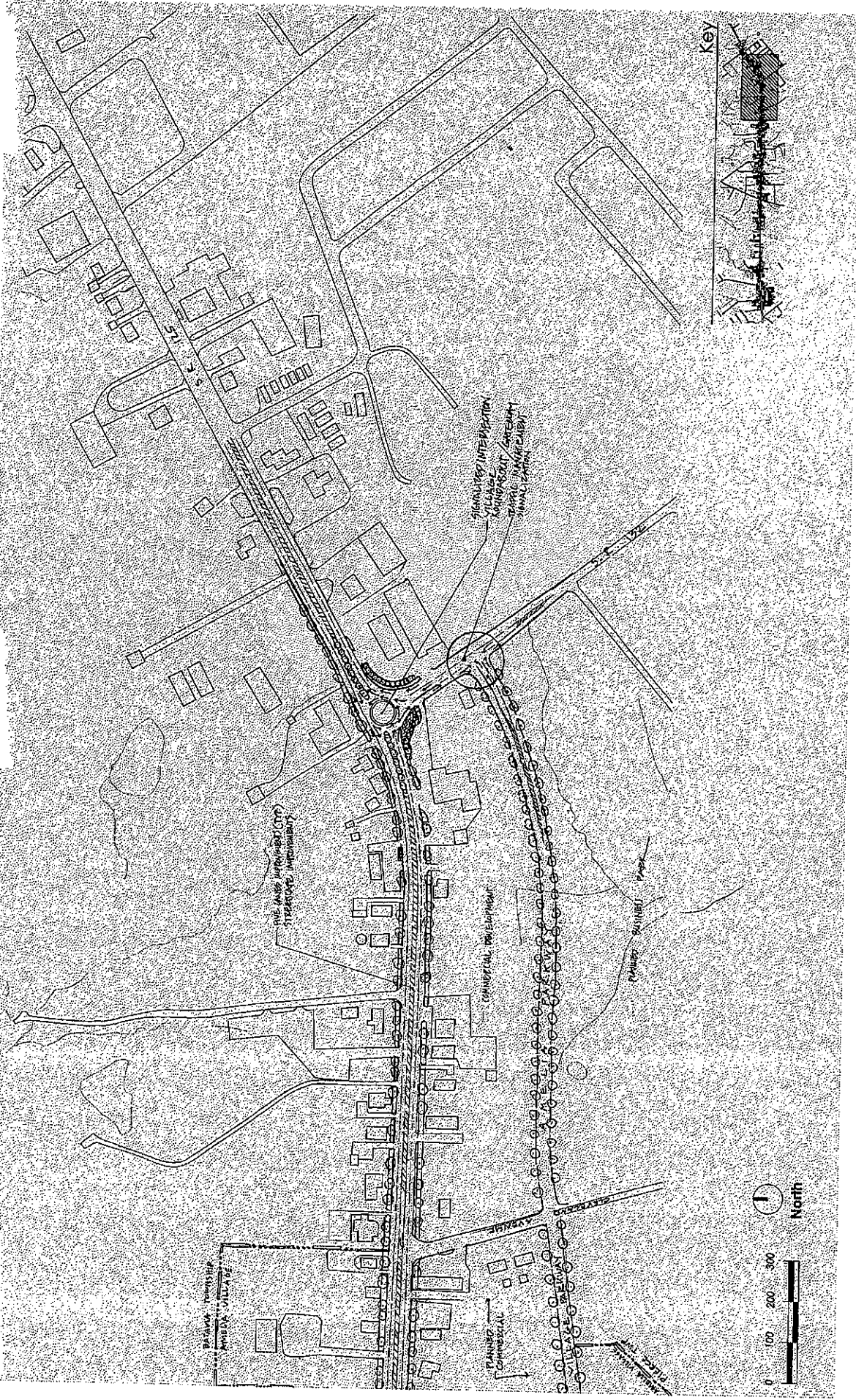
Figure 9
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AMELIA VILLAGE PARKWAY - EASTERN SECTION
Amelia Village Comprehensive Plan



AMELIA VILLAGE PARKWAY - CENTRAL SECTION
Amelia Village Comprehensive Plan



AMELIA VILLAGE PARKWAY - WESTERN SECTION

Amelia Village Comprehensive Plan

Figure 12
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improvements include four lanes of traffic, left turn lane, landscaped median, coordinated ingress and egress, sidewalk and streetscape improvements.

Planned Business Park Uses

The land use plan recommends several such areas to be developed with office, warehouse, and some commercial uses. They will be planned and promoted along the basis of an overall site plan. These are envisioned as revenue producing, generate employment opportunities, and attract additional growth according to the plan. A key to their success and attraction is the development of Amelia Parkway as discussed later on.

Several such areas are shown in the plan within the Village and adjacent areas. A new zoning classification is recommended to guide the development of these areas as described in Section VI.

Street Network System

The recommended street network system for Amelia and its vicinity is shown in the land use plan and is described in more detail in Figure 13. The street network system serves as the thoroughfare plan element of the Comprehensive Plan. The main premise of the system is to support the community and establish a more effective relationship between land use and transportation. The key elements of the street network system are as follows:

Neighborhood Access Collector

This will be a future neighborhood-scale street, which will be developed through strategic expansions. Its main purpose

will be to provide for circulation in the residential neighborhoods without having to use Main Street for every local trip. The plan shows its eventual connection with Tall Trees Drive, Amelia-Olive Branch, and 132. This residential-scale collector will be developed jointly through public and private funding. Future subdivision development will allocate and develop the segments of this road according to standards and specifications discussed in Section VI.

South of Main, a Neighborhood Access Collector system is recommended as shown, utilizing South Deer Creek Drive, Huntsmans Drive and other future street extensions. This will facilitate traffic through the existing and future neighborhoods.

Connectivity of Subdivisions

As shown in the recommended plan, existing and future streets will need to connect and extend at critical points in order to offer more efficient traffic and circulation within the neighborhoods. Figure 14 shows specific areas where existing approved subdivision plans will need to be adjusted in order to establish connectivity.

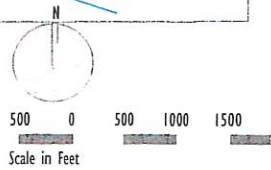
Sperling Drive (2) will need to be extended and connect with the approved streets in Amelia Park subdivision. The proposed expansion of Quail Creek subdivision should be modified as indicated (7) to permit future connection with future residential development as shown in the land use plan. The future annexation and development of residential uses in the large tract of land south of Sedona Ridge (6) will need to be designed



STREET NETWORK PLAN

- Local/Regional Primary Arterial
- Amelia Parkway
- Local/Regional Minor Arterial
- Neighborhood Access Collector
- Local/Regional Collector Street
- Local Street

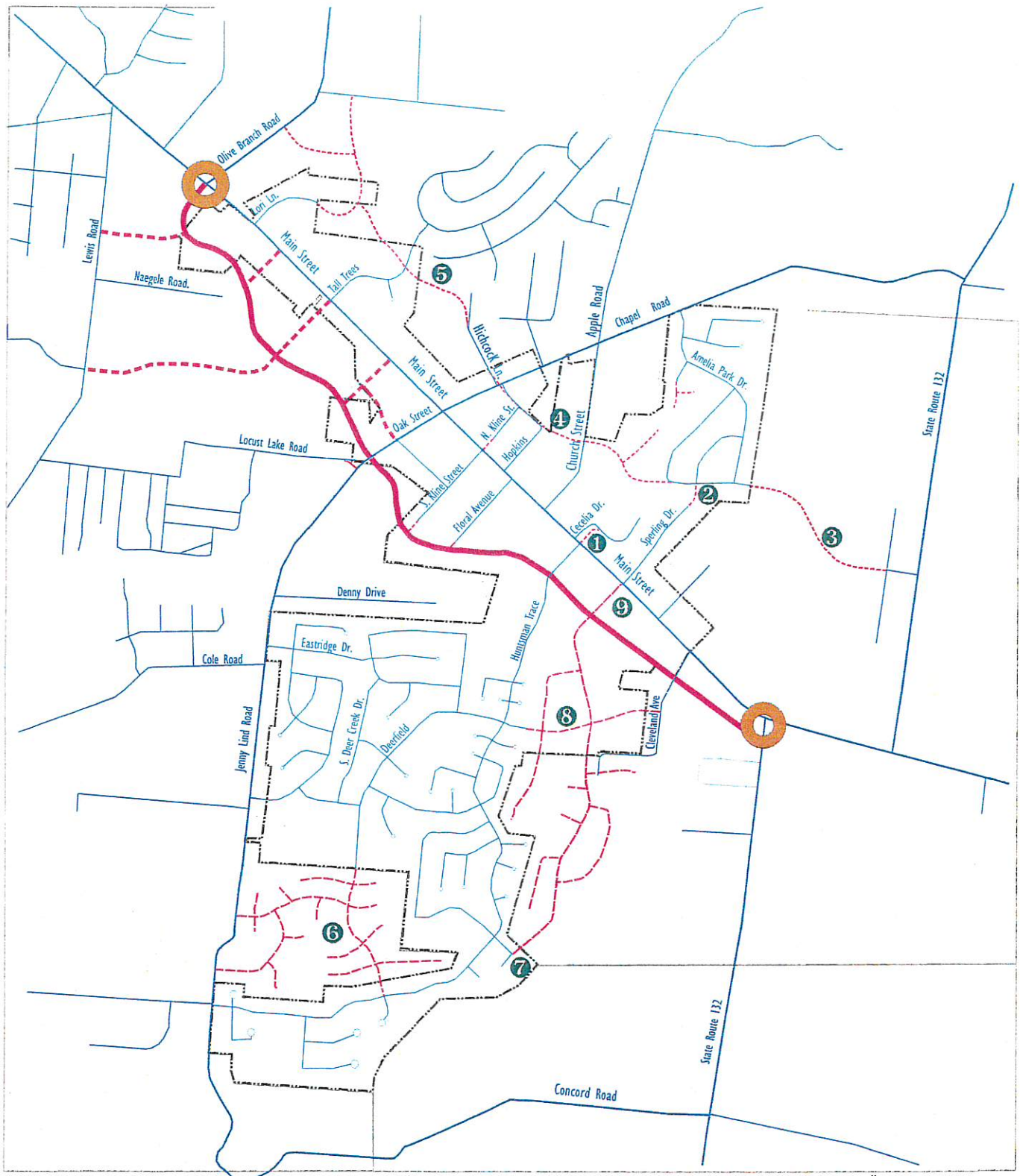
- Signalized Intersection
- Existing
- Proposed
- * Proposed Village Center



Amelia Village Comprehensive Plan

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Figure 13



STREET EXTENSIONS / IMPROVEMENTS

- Existing Streets
- Street Network Extensions
- Village Gateway / Roundabout
- 1 Key Improvements as Outlined In the Comprehensive Plan

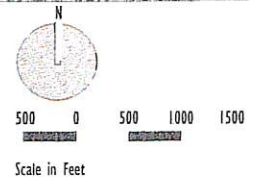


Figure 14

Amelia Village Comprehensive Plan

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so that the streets connect with the existing and planned subdivisions.

Amelia Parkway

The land use plan shows the construction of a future roadway, the "Amelia Parkway" to the south of Main Street. This facility would run from Amelia-Olive Branch Road to Cleveland Avenue and State Route 132, and intersection with SR 125. The proposed alignment of this facility is shown in the Transportation recommendations section of the Comprehensive Plan.

The true purpose of the Amelia Parkway is not to serve as a "by-pass" to Main Street. Its objectives are as follows:

- To alleviate traffic congestion along Main Street and to facilitate through traffic without eliminating the traffic destined for the commercial district.
- To increase accessibility from the residential neighborhoods and other planned businesses through the provision of a street access network and access choices offered by the facility.
- To facilitate the development and implementation of the proposed Village Center.
- To promote new land use development and redevelopment for properties within the Village and adjacent to it.

The recommended typical section for the Amelia Parkway is three (3) 12' lanes,

with five (5) foot green strip and a five (5) foot sidewalk on each side, in a dedicated sixty (60) feet right-of-way. One of the sidewalks as shown in the Comprehensive Plan will be made wider to also accommodate bicycle traffic.

Traffic signalization at the intersections of the proposed facility with Main Street will be evaluated and its design will be detailed in the future. In any case, signal warrants would have to be submitted to, and approved by ODOT.

Street Extensions

Improvements will include local collector-type street extensions to connect with Lewis Road in order to increase circulation efficiency and accessibility.

Main Street Improvements

These improvements will include street widening and the installation of left turning lanes at strategic areas. The left turning lane width in the center of the roadway will also be developed as landscaped islands to establish a character unique to Amelia, to induce slower traffic, and the opportunity to see the local businesses.

The plan also recommends that the first phase streetscape improvements should be implemented concurrently with the planned improvements of the Oak and Main Street intersection. These improvements should include ornamental traffic poles, pedestrian lights, banners, decorative pavers at the intersection, and street trees.

Depending on funding availability, during phase two, the improvements should be extended to Maple Street and the jurisdictional limits, and along portions of Main Street within the core business district.

Traffic Signals

The plan recommends the installation of two new traffic lights along Main Street at designated locations in order to provide direct access from Main Street to the Amelia Parkway and to service the Village Center. In addition, a future traffic signal should be installed at the intersection of Jenny Lind with Amelia Parkway.

Gateways

The plan recommends the establishment of two traffic gateways at the locations proposed where Amelia Parkway connects with Main Street. These should be designed to establish, if possible, roundabouts or landscaped islands without conflicting with traffic flow, and should be landscaped effectively to create a character unique to Amelia. They may also incorporate low-key "Welcome to Amelia Village" signage.

The compendium report on the Traffic Impact Study outlines recommendations for short-term improvements (see also Appendix B).

Village Growth and Development Areas

The Comprehensive Plan identifies specific areas within the current corporate Village boundary and makes recommendations for their development

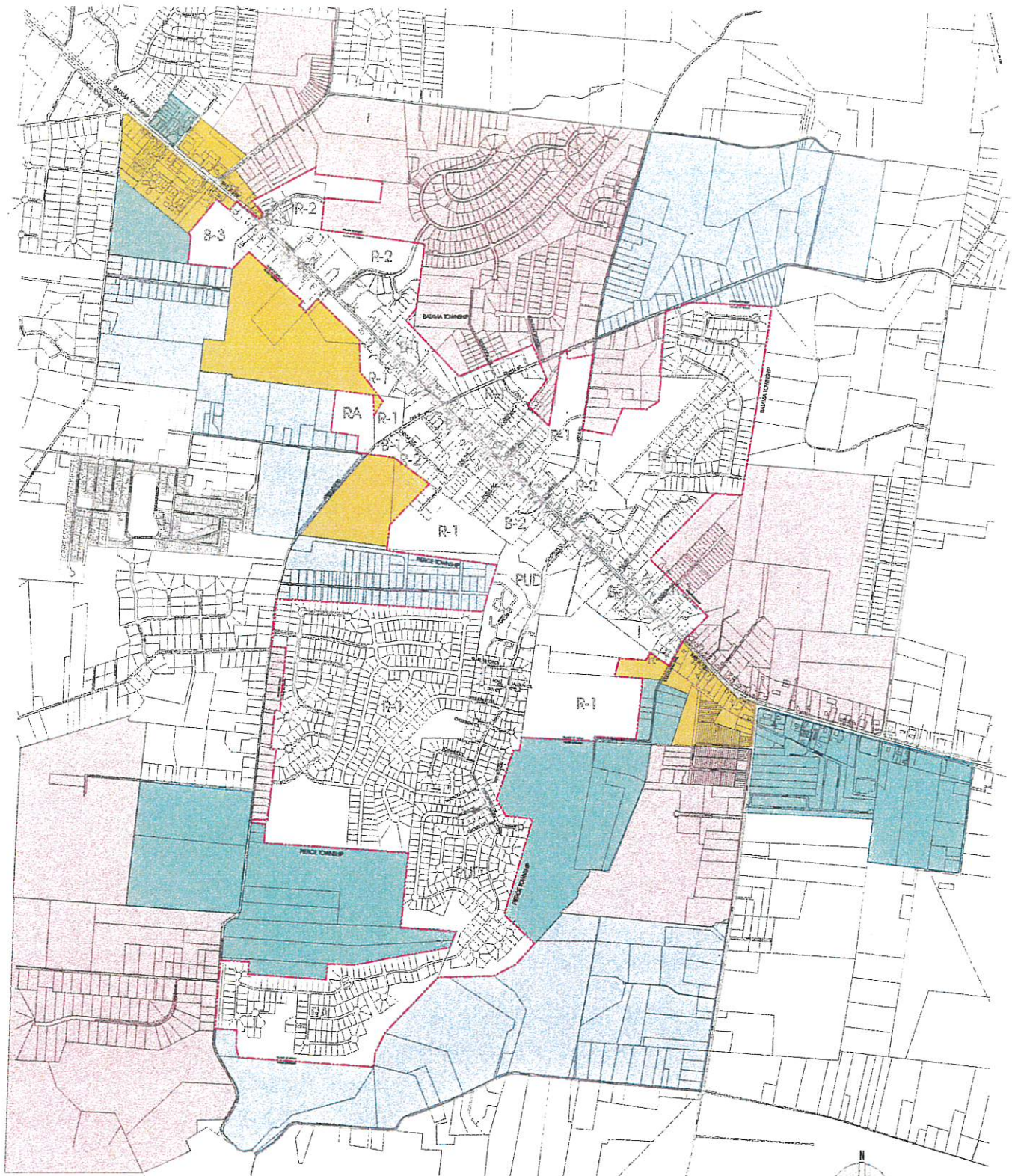
and redevelopment. In addition, specific areas in Pierce and Batavia Townships are identified for future land use development as specified in the Village Land Use Plan. These areas outside the Village are recommended for annexation based on the plan's goals and policies as explained in Section III of this document.

The recommended priority areas for potential development and possible annexation are shown in Figure 15 both for areas in the Village and areas in Pierce and Batavia Townships. The observation of Figure 15 indicates that the majority of areas outside the corporate boundary are in Pierce Township, primarily because of the vacant status of the property, favorable topography, direct adjacency with the village boundary line, and increased accessibility from the Amelia Parkway.

The annexation and future development of these areas is recommended to proceed on a priority basis for areas of critical importance to the future of the Village.

The priorities shown are not meant to become rigid policy, as it is usually very difficult to predict how land can be annexed. The purpose of the priorities is to indicate the relative importance of areas in the effort to implement the plan and guide growth.

Consequently, the first and second priorities are more critical because they deal with recommended land use and development aspects for which the Village needs to have control. From time-to-time the Village will be required to reevaluate the recommended priorities and determine the sequence and importance for annexing land based on changes that are taking place within Amelia and its region.

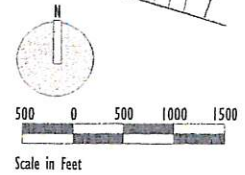


ANNEXATION CONCEPT

--- Village Corporation Line

- Priority I
- Priority II

- Priority III
- Priority IV



Amelia Village Comprehensive Plan

Figure 15

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Annexation of land should be based on a strategy and program as outlined in Section VI. The Village should consider all requests for annexation, including areas abutting Amelia and not shown in Figure 15. The consideration of potential annexation should be based on sound land use planning, the ability to create revenue, compatibility with the Comprehensive Plan, and other criteria.

The goal is to consider vacant/undeveloped land and to guide its development in conformance with the comprehensive Plan. However, developed areas are also recommended for annexation in an effort to establish a logical residential neighborhood pattern and coordinated jurisdictional Village boundary.

Potential Annexation Priorities

Priority I:

Areas for annexation include land for the Village Center, planned business parks, commercial uses and the implementation of Amelia Parkway. The Village should be able to have as soon as possible, control of the area where the beginning of the Amelia Parkway will take place at the current intersection of Amelia-Olive Branch Road and Main Street, and by State Route 132. This will help control its implementation at these two critical points. The areas shown for planned business parks will help the Village promote their development for revenue producing uses.

Priority II:

Areas located primarily in Pierce Township and recommended for commercial, business park and residential uses.

Priority III:

These areas are recommended for residential development and some commercial and business park uses.

Priority IV:

Properties in this category are recommended primarily for residential development.

Section VI

How Do We Get There?

Tools and Strategies

Recommended Zoning Plan

Zoning Text Amendments

Subdivision Regulations Amendments

Planning / Design Guidelines

Village Center Implementation

Main Street Revitalization

Amelia Parkway Implementation

Open Space / Greenways
Implementation

Annexation Strategy

Plan Update Procedures

Introduction

This section identifies the tools needed to implement the recommendations of the Comprehensive Plan.

The recommended implementation tools are grouped into two categories as follows: a) Legal / Regulatory Tools; b) Programs and Strategies.

Legal/Regulatory Tools: Zoning

Zoning, together with subdivision regulations are the two most important tools for guiding land use and growth in the Village. Currently, the Village has a comprehensive Zoning Ordinance (No. 509), which regulates the type and character of land use. The review of the Village Zoning Ordinance by the consultant determined that the basic premise and structure of the ordinance are generally in good shape. However, the review also identified deficiencies and discrepancies that need to be addressed, and the need for enacting additional regulations and districts in conformance with the community vision and recommendations of the Comprehensive Plan.

Existing Village Zoning Ordinance

The following is a list of recommendations for improving the existing Zoning Ordinance into a more effective land use and development tool:

Article 1: Title, Interpretation, and Enactment

A new section is needed to establish in more specific terms the purposes of the ordinance in accordance with the Comprehensive Plan.

Article 2: Definitions

Need to be updated to include new terms consistent with the comprehensive plan and modern practice of planning concepts.

Article 3: Enforcement

O.K.

Article 4: Non-Conformities

O.K.

Article 5: Administration

O.K.

Article 6: Amendment

O.K.

Article 7: Official Zoning Map

The Zoning Ordinance document needs to include an updated copy of the official zoning map.

Article 8: Districts

This article should move up to be introduced as an earlier article (#3) following the definitions. Specific text amendments should focus on the following:

1. Each district needs to have a specific statement of purpose to identify its intent and nature of land use. This is necessary for existing and proposed districts. The principal permitted and conditionally permitted uses should be identified and listed by name. Each district should

include a chart showing the summary of requirements for ease of use and grasp of key items.

2. The existing district structure is based on the old "pyramid" concept where lower intensity uses are permitted in higher intensity districts (i.e. residential uses within commercial districts). Modern zoning ordinances do not permit residential uses within non-residential districts such as commercial, office, and industrial. While the Comprehensive Plan recommends a mixed-use approach to land use especially in the Village Center, there should also be districts, which promote cohesive non-residential uses. This will help the Village to gain the full advantage of more intense revenue producing development. The Village Zoning Ordinance needs to be amended accordingly.

3. There is no text for the "I Industrial District" use shown in the zoning map. The plan recommends a new district and eliminates the existing "I District".

4. The existing PUD district permits a mixture of uses. Contemporary PUD districts emphasize residential developments with varying lot sizes, densities, and housing types. Commercial, office, industrial uses are not included and are regulated through separate planned districts. Specific site plan requirements are used to control the character of the development.

5. There are no specific provisions for home occupations. It will be necessary to establish such regulations in accordance with trends in home/work environments.

6. The residential districts need to be reviewed with respect to lot size, lot width, type of units, and density to accommodate a variety of quality housing.

The business districts need to be reviewed with respect to the type of uses and character, in order to emphasize the Main Street business district concept. The plan makes appropriate recommendations for renaming and reorganizing the business district.

Article 9: District Regulations

O.K.

Article 10: Supplementary Regulations

These will need to be reviewed in phases as new requirements are being added to the zoning ordinance. This article will include sections with specific design guidelines for access and circulation in the business district, housing design standards, and other requirements to guide the development of land use as recommended by the Comprehensive Plan. Some items in this article are no longer relevant while other requirements (i.e. performance standards for industrial uses, and landscape requirements) will need to be included.

Article 11: Off-Street Parking and Loading Facilities

Generally, this article is effective. Future improvements to the text should consider the addition of graphic material to explain parking layout styles, setbacks, and landscaping. Specific guidelines on parking lot landscaping and buffers should also be included. Sight-distance requirements will also need to be included in the text.

Article 12: Signs

This is always a difficult part of the zoning ordinance. It will need to be reviewed and amended after other improvements have been made and new districts have been established. The sign review process should include an appointed committee with business owners and citizens in its membership.

Site Plan Review

This is an effective tool for land use. For the most part the text is comprehensive. However, it will need to include specific guidelines and standards.

Recommended New Zoning Districts

The Comprehensive Plan recommends the establishment of ten districts to guide the implementation of the land use plan. Following are key ingredients that each of the new districts needs to include. The detailed text amendment for each zoning district will need to be developed at a later time because it was not included in the preparation of the Plan.

Village Center (VC) District

Purpose and Applicability:

The description of the Village Center has been explained in Section V of this document. In addition to buying and selling of goods and services, this district will create the opportunities to offer people a spectrum of cultural, entertainment, and civic experiences. This is a special purpose district and it is limited only to the location shown in the recommended zoning map.

Permitted Uses:

A variety of mixed uses as described in the plan to establish the special environment. The Village Center district will include residential, office, finance, civic, government and entertainment functions in addition to specialty retail shops, services, cafes, and restaurants. Residential units will be permitted only at second stories of buildings.

Planning/Design Guidelines:

To promote pedestrian activity and vitality, the Village Center should be compact and walkable. Land use mix, development intensity, building height and urban design should establish the Village Center as the focal point of the community. Residential dwellings will be constructed at high densities to ensure project feasibility and the generation of a residential neighborhood. The density will be determined on the basis of the quality introduced in the dwelling units and compatibility with the entire master development plan for the Village Center.

The text for the district should outline specific guidelines for the following: building placement, building scale and massing, building character, rear building character and access, pedestrian systems, open space and public amenities, access and circulation, parking lots behind the buildings, signage, and landscaping.

Urban Design Plan:

The development of the center will be guided and will be implemented on the basis of an approved urban design plan and a schedule of phased improvements.

Planned Business Park (PBP) District

Purpose and Applicability:

This district will be established to help attract and guide the development of combination uses in light industrial, office-warehouse, and research park, as shown in the locations recommended in the land use plan. It is the intent of this district not to promote commercial uses in the areas recommended for planned business parks.

The district will make it possible for the desired mixture of uses to be conducted within enclosed buildings and to coexist in a planned and attractive campus-like environment. A limited amount of commercial uses may be permitted if found to be subordinate to the other uses and for the purpose of supporting them.

Permitted Uses:

1. Light industrial uses where the processing, storage, and general operations involved are conducted within the building and the use does not emit air contaminants; create noise, and other similar environmental impacts.
2. Office/Warehousing wholesale establishments
3. Research and development establishments;
4. Medical and other research laboratories;
5. Conference center;
6. General business, professional, medical offices;

7. Financial institutions excluding freestanding automatic teller machines;

8. Clinics;

Planning/Design Guidelines:

Minimum district size; lot size, lot width, yard setbacks; building height and building coverage; building massing, scale, and character; access and circulation; parking requirements; off-street-loading; outside storage; landscaping and buffering; signs and advertising; site development standards

Site Plan Review:

Site plan review will be required on the basis of existing regulations and additional standards and guidelines.

Professional Office

Purpose and Applicability:

This is a district intended to identify suitable locations for the establishment and operations of professional, institutional, and governmental office uses. The Comprehensive Plan identifies a land use area as office use presently along Main Street and recommends its rezoning to the new classification. The emphasis is only on office uses unlike the Planned Business Park district, which permits office uses in combination with light industrial and warehousing use.

Permitted Uses:

1. Professional offices\Medical/dental offices
2. Medical/dental laboratories
3. Medical/Clinic
4. Funeral home or mortuary

5. Business and banking with drive-through facilities
6. Government offices
7. Library
8. Police and fire stations

Planning/Design Guidelines:

Minimum district size; lot size, lot width, yard setbacks; building height and building coverage; building massing, scale, and character; access and circulation; parking requirements; off-street-loading; outside storage; landscaping and buffering; signs and advertising; site development standards.

Site Plan review

Site plan review will be required on the basis of existing regulations and additional standards and guidelines.

Main Street Business (MBD) District

Purpose and Applicability:

This district is established solely for the purpose of defining a cohesive business district along Main Street and to assist in its revitalization and improvements in conjunction with a business district revitalization program as outlined in this section. Its intent is to assist the development and redevelopment of land uses in the district in order to achieve higher economic potential and efficiency and compatibility in character and quality of the development; to protect private property and investment; to provide for flexibility in land use controls; and to help establish an attractive environment and viable local business district consistent with the goals and objectives of the Comprehensive Plan.

Permitted Uses:

A variety of retail sales, services, and business will be permitted including the existing uses. This district will include community and regional commercial land uses and will also emphasize vertical mixed-use (two-story buildings).

Uses Not Permitted:

The following uses should be discouraged in this district and should be located primarily in the general commercial district: Uses such as drive-through restaurants, vehicle sales and service; recreational vehicle sales and service (boats, recreational vehicles, mobile homes, and the like); automobile repair, painting and body shops; automobile washing facilities; automobile service stations (excluding those already in the district); lumber yards, building material and home improvement store; warehousing and mini-storage facilities; contractor's yards and storage areas; vehicle storage; industrial uses; and any other uses which are not compatible with the purpose of this district.

Planning/Design Guidelines:

The physical environment will promote attractive streetscape, attractive facades, coordinated signage, easy access and orientation, shared business district parking lots, and pedestrian walking. Guidelines should address: Building character, size, scale and placement in relations to the street; building height; principal and rear facades; upper story uses; sidewalks and pedestrian amenity; parking to the rear of buildings; loading zones; pedestrian access from the rear parking lots; vehicular circulation, shared parking, joint and cross access; safety

lighting; screening and landscaping; signs; and dumpsters.

Site Plan Review:

A site development plan will be required for new and redeveloped properties prepared on the basis of site plan requirements and capable of addressing the required standards and guidelines.

General Commercial (GC) District

Purpose and Applicability: This is a district, which will include the existing and future commercial uses primarily along Main Street, beyond Main Street Business District. The district will create opportunities to transform and improve existing developed areas and start new businesses within the existing commercial district.

The plan recommends the establishment of a single district under the GC designation to include the existing B-1, B-2, B-3 districts without creating non-conformities. This will help focus the intent of development and simplify the review process. Amelia is a relatively small area and it is not necessary to distinguish between three commercial districts.

Ultimately, Amelia will have three distinct districts defined by land use character and location: the Village Center, the Main Street Business District, and the General Commercial District.

Permitted Uses:

The uses in the GC district will include a wide range of community, auto-oriented customers, regional retail uses, as well as offices, business and personal services.

Planning/Design Guidelines:

The primary emphasis will be on traffic management and reduction in traffic congestion from ingress/egress conflicts. In addition, standards will regulate relationships with adjacent residential areas, screening and buffering.

Site Plan Review:

A site development plan will be required for new and redeveloped properties prepared on the basis of site specific requirements and capable of addressing the required standards and guidelines.

R-3 Planned Multi-Family District

Purpose and Applicability:

The purpose of the planned multi-family district is to provide opportunities for the development of low to high density multiple dwellings in order to increase housing opportunities for its residents. Its intent is to support good quality multi-family dwellings compatible with the Village scale and character, planned on the basis of an overall plan. The plan review process will require the integration of a variety of units with open space, park spaces, pedestrian amenities, parking and circulation.

Permitted Uses:

A variety of multi-family dwellings with respect to style, size, and arrangement.

Planning/Design Guidelines:

Guidelines and standards will be developed to help determine density, layout, character, quality, type of units, landscaping, buffers, circulation, parking, open space, pedestrian amenities, and compatibility with the surrounding neighborhood.

Site Plan Review:

Site plan review will be required on the basis of existing site plan review regulations and additional standards and guidelines. The guidelines will establish the specific statements for measuring the effectiveness of the proposal and in negotiating quality design and development.

Village Residential Planned Development (VRPD) District

Purpose and Applicability:

This district is intended to provide a flexible alternative to strict application of certain dwelling unit type, lot area, density and other requirements in order to encourage coherently planned residential developments and to create human scale and village-like character.

The Village Residential Planned Development District will encourage the provision of a range of housing choices, lot size and width to meet the needs of the community. In addition, the variations in housing types and housing prices under one unified plan will promote quality housing in the Village. Planned residential developments will ensure the preservation of open space, the establishment of pedestrian trails and recreational facilities, and the preservation of neighborhood character in accordance with the goals and objectives of the Comprehensive Plan.

Permitted Uses:

A variety of single-family housing types will be permitted ranging from detached

small lot units, attached dwellings, detached zero-lot line dwellings, and cluster development. In addition, multi-family units will be, seamlessly integrated on the basis of a strong and effective development plan.

Planning Design Guidelines:

Lot size, density, type of dwelling units, height and yard setbacks will be negotiated based on specific standards, open space/park land establishment, and compatibility with the adjacent residential neighborhoods. Guidelines and standards will be developed for the following: open space preservation; parkland; natural resource protection; effective drainage and grading; circulation, access and parking; pedestrian circulation and amenities; outdoor lighting; screening and buffering; building character and quality; landscaping; perimeter requirements; and signs.

Village-Scale Residential Standards:

In order to establish a compact village-like residential pattern, the following standards are recommended:

1. *Lot Size: 6,000 – 7,500 square feet*

Average lot sizes for single-family detached dwellings should vary in size and width along the same street and/or block. This will result in a more interesting streetscape and village neighborhood structure with a gross density between 4 and 5 units per acre.

2. *Lot Width and Dimension: 40x150, 50x120, 60x110, and 60x120*

These lot dimensions are currently in use in many neo-traditional communities around the country where baby boomer and empty nester housing consumers seem to be drawn because of housing styles, size, amenities, and price. A great many types of detached single-family homes can be accommodate in these lot sizes ranging in size from 1,650 to 2,500 square feet, in 2 and 2 1/2 story high structures.

3. *Variations in Lot Width and Size*

Mixing of lot size and width dimensions should be encouraged and should be permitted on the basis of a development plan that relates effectively the dwellings with the street, the garage and, preferably, the rear access lane providing direct service to garages placed to the rear of the buildings. Creativity in design should be a key criterion.

4. *Building Setbacks*

The setback of the dwellings from the right-of-way should be no greater than 15 feet so that the human scale and neighborhood character can be established.

Additionally, as explained in the recommendations for improving the subdivision regulations, the residential streetscape standards will strive to emphasize the human scale and character of the neighborhood.

Site Plan Review:

Site plan review will be required on the basis of existing regulations and additional standards and guidelines. The guidelines will establish the specific statements for

measuring the effectiveness of the proposal and in negotiating trade-offs.

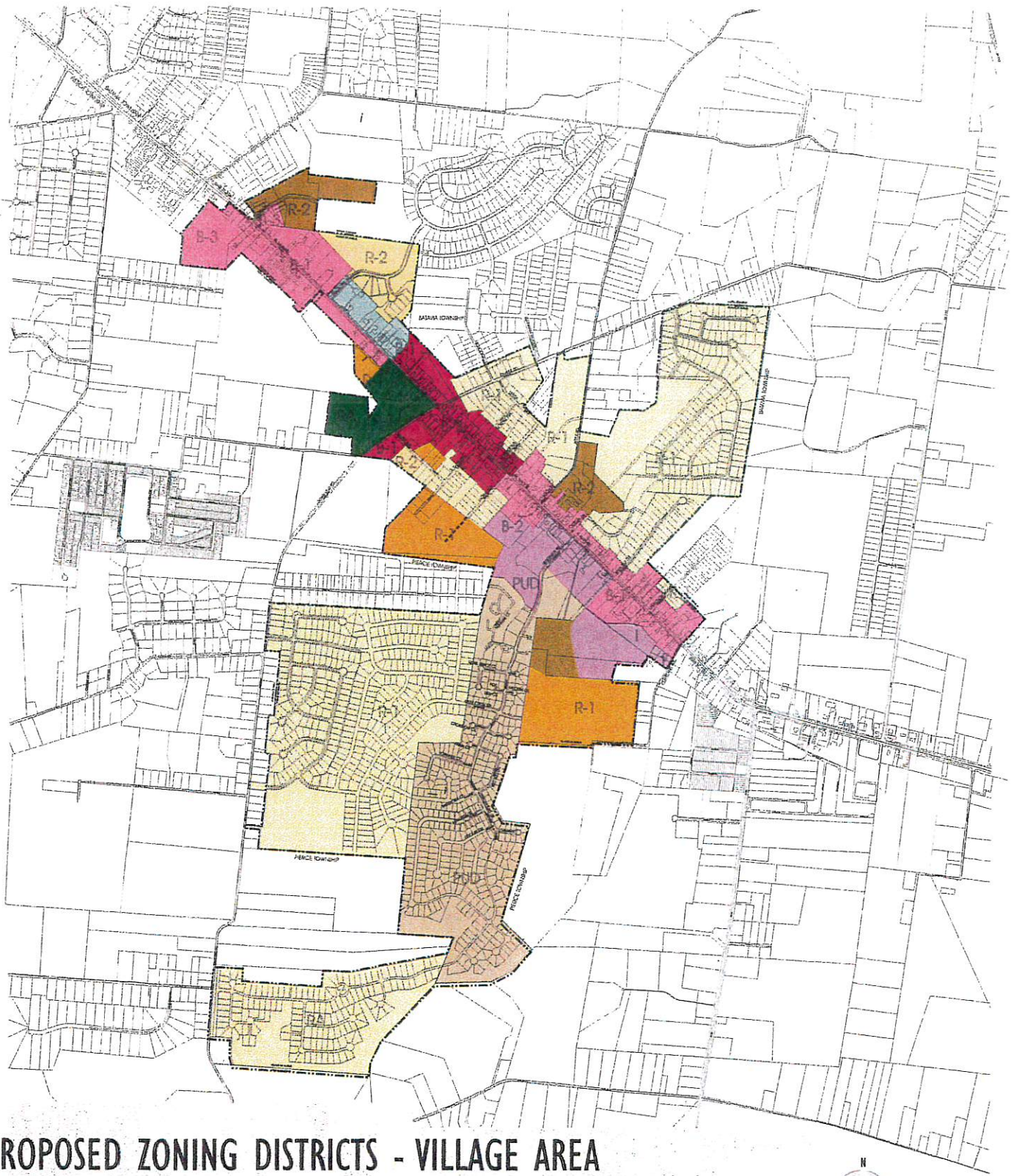
Landscape Materials and Restoration

The purpose of these regulations will be to identify guidelines and standards for landscape installation and for restoring landscapes disturbed from development. The regulations should address the following:

1. Plant material types;
2. Installation and maintenance;
3. Screens, walls, fences, and berms;
4. Landscape materials required for screening and streetscape character;
5. Restorative and landscaping measures to repair areas disturbed; and
6. Other requirements as may be necessary.

Recommended Zoning Map Amendments

The Comprehensive Plan recommends rezoning several properties in order to ensure the compatibility between zoning and the recommended land use plan. The recommended zoning districts for properties within the Village jurisdiction limits are shown in Figure 16. The recommended zoning for areas adjacent to the Village, which could potentially be annexed, is shown in Figure 17.



PROPOSED ZONING DISTRICTS - VILLAGE AREA

- | | | |
|------------------------------|--------------------------|---------------------------|
| R-1 Residence A | PUD Residence A | PBP Planned Business Park |
| R-2 Residence B | MBD Main Street Business | PO Professional Office |
| R-3 Residential Multi-Family | VT Village Center | |
| R-PD Cluster Residential | GB General Business | |

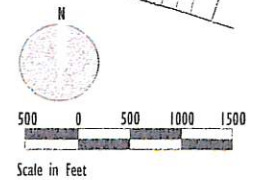
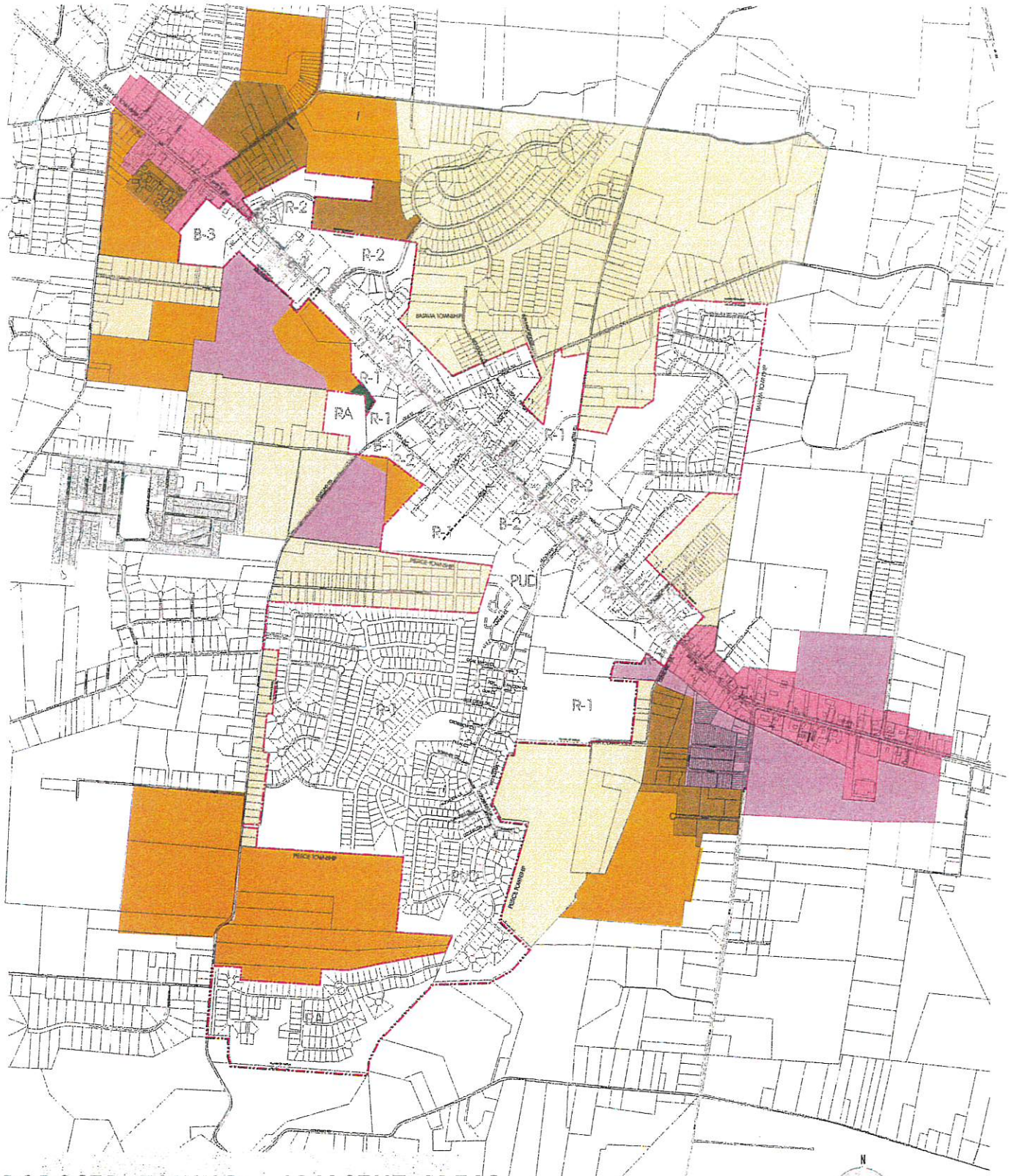


Figure 16



PROPOSED ZONING - ADJACENT AREAS

- | | |
|---------------------------------------|------------------------------|
| R-1 Residence A District | Village Center |
| R-PD Cluster Residential District | GB General Business District |
| R-3 Residential Multi-Family District | PBP Planned Business Park |

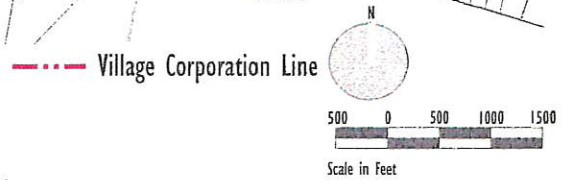


Figure 17

Amelia Village Comprehensive Plan

MENELAOS TRIANTAFILLOU & ASSOCIATES
 Planning, Urban Design, Landscape Consultants

R-1 Residence A District

This district contains properties currently zoned in this zoning classification and serves as the conventional single-family residence district according to the regulations of the Village Zoning Ordinance.

R-2 Residence B District

The areas zoned in R-2 in single-family development remain in this classification. The areas, which are zoned in R-2 but have been and are being developed in multi-family dwellings, are recommended for rezoning with the new R-3 district that regulates planned multi-family developments.

R-3 Planned Multi-Family Residential

This district contains existing multi-family developments and recommended areas for future planned multi-family dwellings in accordance with the requirements of the new R-3 zoning text. These areas will be promoted for multi-family uses based on a well-planned and designed development plan and open space provisions.

R-PD Planned Cluster Residential

Two areas currently zoned in the R-1 district are recommended for rezoning with the new R-PD district. The location of these areas as shown in the land use plan makes them attractive for a mixed-use residential development, offering a variety of housing types, and arranged in coordination with the recommended street network extension system and open space preservation. Houses are clustered

so less land is disturbed by development and the preserved areas are used for community gardens, wildlife habitats, recreation and trails, and landscape amenity.

MBD Main Street Business District

This new commercial district contains existing parcels in the B-1 and B-2 districts.

VC Village Center District

The proposed Village Center district within Amelia is approximately 21 acres and contains parcels in the B-1, R-1, and RA districts. The Village should establish the text for this district as soon as possible and proceed jointly with the property owners to rezone the area shown. This will facilitate the implementation of the Center based on an overall development plan, phasing, and strategy.

GB General Business District

This is the commercial business district along Main Street, beyond the MBD zoning district, which contains all the existing parcels zoned in the B-1, B-2, and B-3 districts.

PBP Planned Business Park District

This district will be established by rezoning existing properties in R-1, B-1, B-2, and I districts.

PO Professional Office District

This new district contains existing professional and medical offices along Main Street, currently zoned in the B-1 district.

Legal/Regulatory Tools: Subdivision Regulations

Amendments to Existing Regulations

The existing Amelia Village Subdivision Regulations were reviewed within the scope of the Comprehensive Plan to identify needed improvements.

Following are key recommendations for improving the regulations.

1. The General Provisions statement should be expanded to make reference to the Comprehensive Plan and its elements and to request that subdivision developments should be in conformance with the plan and its recommendations. In addition, it should identify that existing and future street and public improvements should be implemented in accordance with the Comprehensive Plan.
2. There should be a "Non-Applicability" section identifying where the subdivision regulations do not apply.
3. The definitions section needs substantial upgrading in order to

include terms and concepts introduced in the Comprehensive Plan.

4. There needs to be a section identifying what constitutes a "minor" and "major" subdivision plan.

New Text Additions

Village Residential Planning/Design Standards:

The Comprehensive Plan recommends moderate growth compatible with Amelia's village-scale and character. As it was discussed in previous sections of this document, the small town character of the community is evident in the remaining, older neighborhoods. A good example is how the streetscape elements along Floral and South Kline Streets combine to create a positive, human scale environment, a streetscape distinctive of Amelia. This particular streetscape includes the following physical elements that can be used to establish design standards and guidelines:

1. The size of street and its proportions in relation to the buildings and canopy trees;
2. The relationship of building height to street width;
3. Buildings, which define their closeness to the street and sidewalks;
4. Lots of varying sizes and widths;

5. Buildings of varying character and architectural detail but capable of establishing a human scale environment;
6. The small private and semi-public spaces between the street and the building, including the front yard, porch, and entrance.
7. The clear demarcation of the sidewalks and the planting strips with canopy trees within the right-of-way;
8. Vertical curbs;
9. A low travel and low speed street;
10. The absence of a driveway and garage for every dwelling, with two garage doors facing the street;
11. On-street parallel parking.

These streetscape elements are not unique to Amelia. Most of the older, traditional neighborhoods have similar features, which distinguish them from the monotony and lack of street character, typical of suburban subdivisions. This type of streetscape is common in older city neighborhoods as well as older suburbs and planned communities (i.e. Mariemont).

Recommended Street Design Standards

The purpose of the recommended inclusion into the Subdivision Regulations of new Village Residential Street Design Standards is to promote the development of a streetscape compatible with the existing elements described above.

The recommended street design standards make a slight departure from the current Village and County requirements and are based on research and findings from contemporary developments in many communities across the country. These new residential developments are being planned according to New Urbanism and Neotraditional development principles, and recognize the needs for safety and functionality and the need to accommodate traffic safely.

The recommended standards are based on a recent report by the Institute of Transportation Engineers entitled "Traditional Neighborhood Development: Street Design Guidelines", 1997. In addition, a second source of information was used in recommending design standards, prepared jointly by the American Society of Civil Engineers, the National Association of Home Builders, and the Urban Land Institute, and entitled "Residential Streets", Second Edition, 1990.

The building industry has also been promoting Neotraditional neighborhoods as a viable alternative to conventional subdivisions. A recent feature in the Professional Builder magazine on Neotraditional neighborhoods recognizes the value of such developments by stating that "*Neotraditional neighborhoods are not just a fad anymore. They are a fast-selling force in the top housing markets across America.*"

The following outlines the key design principles that will need to be developed in detail and be included in the Amelia Subdivision Regulations.

Street Classification and Right-of-Way

Village streets should be classified according to their role in supporting local traffic expressed in trips per day, speed limit, and geometric design. Most older residential streets can accommodate two-way travel and parking along both sides of the street within a 25 foot curb-to-curb pavement width. In many older towns with mixed residential and commercial uses, pavement widths of 26 to 30 feet accommodate two-way traffic and on-street parking.

The recommended street types are explained below.

1. Access Lane:

The access lane (or alley) is designed to provide access to the rear of the property and, thus, eliminates the need for front yard driveways. The access lane provides an excellent opportunity to establish a more village-like streetscape character and neighborhood front yard appearance. In addition, it makes it possible to utilize narrower size lots without compromising the quality and value of the homes desired in Amelia. The access lane can also accommodate utility easements. Uses served should only include garages, parking areas, and accessory buildings.

Standards:

1. Right-of-Way: 25 feet
2. Pavement Width: 19 feet
3. Paving: Asphalt, pavers

4. Drainage: Surface directed and/or storm system
5. Setbacks: Garages, buildings, fences, parking areas, built to the right-of-way
6. Curb: No curb

2. Local Street: One-Way

This residential street is designed to accommodate a relatively uniform low volume of traffic and low speed limit of travel, with a maximum of 1,000 trips per Day (ADT) and between 15-20 miles/hour.

Access to garages is through the access lane to the rear of dwellings. Pedestrian and bicycle access is highly possible and safe within the recommended right-of-way. Street lighting is oriented to pedestrians. All utilities are located in the right-of-way and/or the rear access lane. Fences and hedges should be located three feet back from the edge of the sidewalk and should consider sight distance.

Main function of this type of street is to provide access between dwellings and neighborhoods and to connect with the street network system.

Standards:

1. Right-of-Way: 38 feet
2. Pavement Width: 20 feet
3. On-street Parking: Along one side, parallel parking
4. Sidewalks: Along both sides, 4 feet wide

5. Planting Strip: Along both sides, 4.5 feet wide
6. Street Trees: Along both sides to create street canopy
7. Lighting: Along both sides as needed, pedestrian scale and intensity
8. Street Curb: Vertical
9. Fence/hedges: 3 foot back from edge of walk
10. Speed Limit: 15-20 miles per hour
11. Land Use Service: Single-family lots of varying sizes, duplex units, townhouses, multi-family units, no apartment buildings.

3. Local Street: Two-Way:

This residential street is designed to accommodate a low and uniform volume of traffic, and low speed limit of travel, with a maximum of 1,800 trips per Day (ADT) and between 15-20 miles/hour. Access to garages is through the access lane to the rear of dwellings. Pedestrian and bicycle access is available and safe within the recommended right-of-way. Street lighting in the planting strip should have pedestrian orientation. All utilities are located in the right-of-way and/or the rear access lane. Fences and hedges should be located three feet back from the edge of the sidewalk and should consider sight distance. The main function of this street type is to provide access between

dwellings and neighborhoods and to connect with the street network system.

Standards:

1. Right-of-Way: 50 feet
2. Pavement Width: 24 feet
3. On-street Parking: Along one side, parallel parking
4. Sidewalks: Along both sides, 5 feet wide
5. Planting Strip: Along both sides, 4.5 feet wide
6. Street Trees: Along both sides to create street canopy
7. Lighting: Along both sides as needed, pedestrian scale and intensity
8. Street Curb: Vertical
9. Fence/hedges: 3 foot back from edge of walk
10. Speed Limit: 15-20 miles per hour
11. Land Use Service: Single-family lots of varying sizes, duplex units, townhouses, multi-family units, no apartment buildings.

4. Neighborhood Access Collector:

This street type is designed to provide access through and between neighborhoods and connect residential

areas with the regional collectors. As it was explained in previous sections of the Comprehensive Plan document, there is a need to provide for alternative access to residential areas so that the Village residents do not have to utilize Main Street for every single trip they make.

The neighborhood access collector will accommodate a moderate number of vehicle trips ranging from 1,000 to 3,000 trips/day (ADT). Speed limit should range between 20-25 miles/hour. Each property can have vehicular access from the street or a rear access lane. Pedestrian and bicycle access will be provided within the right of way. Street lighting within the planting strip will have a pedestrian orientation. Fences and edges should be placed three feet back from the edge of the sidewalk and should consider sight distance.

Standards:

1. Right-of-Way: 60 feet
2. Pavement Width: 28 feet
3. On-street Parking: Along one side 8 feet wide, parallel parking
4. Traffic lanes: Two, 10-foot lanes
5. Sidewalks: Along one side, 5 feet wide
6. Sidewalk/Bike lane: Along one side, 8 feet wide
7. Planting Strip: Along both sides, 6 feet wide

8. Street Trees: Along both sides to create street canopy
9. Lighting: Along both sides as needed, pedestrian scale and intensity
10. Street Curb: Vertical
11. Fence/hedges: 3 foot back from edge of walk
12. Speed Limit: 20-25 miles per hour
13. Land Use Service: Single-family lots of varying sizes, duplex units, townhouses, multi-family units, apartment buildings.

5. Amelia Parkway:

Section V of this document explained the need for the Amelia Parkway. The true purpose of the Amelia Parkway is not to serve as a "by-pass" to Main Street. Its objectives are as follows:

1. To alleviate traffic congestion along Main Street and to facilitate through traffic without eliminating the traffic destined for the commercial district.
2. To increase accessibility from the residential neighborhoods and other planned businesses through the provision of a street access network and access choices offered by the facility.

3. To facilitate the development and implementation of the proposed Village Center.
4. To promote new land use development and redevelopment for properties within the Village and adjacent to it.

13. Land Use Service: Single-family lots of varying sizes, duplex units, townhouses, multi-family units, apartment buildings, planned business park, planned commercial, Village Center.

Standards:

1. Right-of-Way: 60 feet
2. Pavement Width: 34 feet
3. On-street Parking: No parking permitted
4. Traffic lanes: Two, 12-foot lanes
5. Left Turns Lane: 10-foot wide at designated locations
6. Sidewalks: Along one side, 5 feet wide
7. Sidewalk/Bike lane: Along one side, 8 feet wide
8. Planting Strip: Along both sides, 5 feet wide
9. Street Trees: Along both sides to create street canopy
10. Lighting: Along both sides as needed, pavement lighting and pedestrian scale
11. Street Curb: Vertical
12. Speed Limit: 35 miles per hour

The minimum centerline radii for residential Streets are shown below, based on the recommended standards by the Street Design Guidelines of the Institute of Transportation Engineers, for neo-traditional type projects.

Design Speed: Radius	Min. Centerline Radius
10 mph	22 feet
15 mph	50 feet
20 mph	89 feet
25 mph	166 feet

Bicycle Paths

The local residential streets have a low volume of traffic and are capable of handling safely the mix of vehicles and bicycles. For streets with higher volumes of traffic separate paths will need to be designated. The Comprehensive Plan recommends two types of bicycle paths as follows:

1. Separate right-of-way demarcating a 6-foot minimum 8-foot-preferable bike lane within the street pavement;
2. A combination sidewalk/bike lane behind the planting strip, 8 feet wide and demarcated appropriately.

Conservation Subdivision Design

The Subdivision Regulations should be revised to require specific ways to preserve and conserve the site's natural elements, especially the existing woodlands. Conservation subdivision design requires the consideration and preservation of resources on the site within the development process. It will require the identification of existing resources and the planning and design of the proposed development in the least intrusive manner.

The specific advantages of including conservation subdivision design into the Village's Regulations are as follows:

1. Achieves the natural resource protection goals of the Comprehensive Plan;
2. Promotes the retention of natural character in the community;
3. Retains quality open space and contributes in the creation of greenways;
4. Establishes an alternative to the conventional subdivision process.

The conservation subdivision design requirements will work in connection with the site plan review process.

Standards and guidelines will need to be developed which will be used during the review and development process. These standards should be applicable only to the natural resources of the site and should address:

1. Mature Canopy Woodland:

The identification of all mature trees (16" caliper and greater) and a plan on how to protect it. Standards will establish the amount of mature canopy woodland to remain undisturbed (usually a minimum between 65% - 70%). Incentives should be identified for enticing developers to protect as much as possible of the woodland cover.

2. Young Canopy Woodland:

The identification of young canopy trees in the site (4" - 16") and a plan on how to protect them. Standards will establish the amount of mature canopy woodland to remain undisturbed (usually a minimum between 35% - 40%). Incentives should be identified for enticing developers to protect as much as possible of the woodland cover.

3. Steep Slopes:

Identification of slope ranges in the site and a plan on how to retain steep slopes undisturbed. Slopes will be classified to identify ranges from 20-30% and 30% and greater. Standards will define the amount of such land areas to remain undisturbed as a percent of the total slope category area.

4. Restoration Landscape Requirements:

In conjunction with the recommended zoning requirements, standards and guidelines should be developed aimed at mitigating the disturbance of the site's landscape during construction. Requirements should address erosion and

sedimentation control, seeding and planting of trees and shrubs, and protection of steep slopes.

Strategies and Programs

The implementation of the Comprehensive Plan recommendations will require the development of specific strategies and programs by the Village officials. These will need to be developed in concert with the private sector, including as needed property and business owners. Specific programs and strategies will need to be developed aimed at the revitalization of the recommended Main Street business district, the development of the Village Center, and a plan and program for establishing a local fire and emergency services district.

Following are broad objectives that are recommended for consideration by the Village Officials in the development of specific programs and strategies.

Main Street Revitalization

The Comprehensive Plan recommends the establishment of the Main Street Business District to serve in connection with Village Center, and to provide goods and services to the community, the traveling public, and the region. Key to the success of this district will be the development of a jointly developed public-private program for redevelopment, new development, funding mechanisms, physical improvements, organizational structure, and marketing strategy.

Objectives:

To achieve these goals, the Comprehensive Plan establishes the following broad strategic objectives:

1. Build common agendas for reinvestment and improvements through the active participation of all stakeholders in the business district.
2. Pursue strategic opportunities offered by considerable investment in already completed and potential specific projects within the district, which have the most potential to be linked to on-going redevelopment and create positive spinoffs.
3. Put the necessary organization and staffing in place to implement the plan by establishing an IRS 501(c)3 nonprofit corporation to serve as the organizational structure for managing and marketing the business district.
4. Determine each business's economic viability, potential, plans, willingness to be a member of the redeveloped district, and long-term aspirations.
5. Establish a detailed three-year budget for improvements and redevelopment on the basis of a strategy and plan.
6. Identify funding sources at local, county, state, and federal levels for improvements.

7. Establish low interest loan program at local financial institutions for building rehabilitation and reuse.
8. Save what is good and has potential and redevelop what is not salvageable and has no long-term economic viability.
9. Put the necessary tools and incentives in place to rehabilitate existing building facades and interiors.
10. Seek catalytic projects to stimulate investment and change perceptions regarding the Main Street Business District.
11. Focus on place making and environmental attractiveness to make the district distinguishable and viable, open to pedestrians and motorists.
12. Enhance parking opportunities and vehicular and pedestrian traffic flow in the district.
13. Enhance the appearance and pedestrian character of the district.
14. Establish a detailed streetscape program and plan.
15. Market the district to consumers and retailers locally and regionally.

Village Center

The implementation of the recommended Village Center will require the development of a detailed feasibility and implementation program and strategy, jointly prepared by the Village and a selected developer. After the Village has some control of the properties involved or it has enough assurance that this will be forthcoming, the jointly developed program will outline funding mechanisms, responsibilities, ownership, and other key implementation elements.

The Comprehensive Plan identifies a concept and points to its importance. The location recommended and as shown in the plan offers excellent opportunities for new development and a strong connection with the recommended Main Street business district.

Objectives:

Following are broad strategic objectives to assist the Village implementing the Village Center.

1. Prepare a new zoning district, the "Village Center District" as explained earlier in this section. The rezoning of the property with the consent of the property owner will make it more possible for the Village to exert some control over the property in exchange for a higher financial return to the property owner.

2. Identify a developer group to jointly work with the Village to develop the Village Center.
3. Establishment of a non-profit entity to undertake the implementation of the center and head up all development and redevelopment activities in the Village. This group will be authorized to develop economic incentive programs and development strategies, and will work with a preferred developer in the planning and design, of the center. In addition, the non-profit entity will be authorized to handle funding and negotiations with developers and property owners, and will work in close collaboration with the Planning Commission. Several such models are available including economic development commissions, redevelopment agencies, and other state approved entities.
4. Begin discussions with local banks and their involvement in setting up funding possibilities through the state and federal community reinvestment program.
5. Investigate the possible sources of funding available through the Farmer's Home Loan Administration program, the Enterprise Foundation or the Local Initiative Support Group, and identify Amelia's eligibility for undertaking specific projects in the Village Center.
6. Prepare a detailed development plan based on the concept recommended by the Comprehensive Plan to serve as the basis for land acquisition, feasibility and design.
7. Prepare a detailed feasibility and implementation program and strategy broken down into predevelopment, acquisition, and development phases. This should include the following: acquisition costs and funding sources; construction cost estimates and evaluation; sources of operating revenue and proforma economic analysis; development of alternative funding scenarios; project ownership structure; project marketing plan; and project phasing.
8. Develop a property ownership strategy in connection with the feasibility strategy, which utilizes the Amelia owned parcel as a leverage for attracting private development interests.
9. Begin discussions with the US Post Office in order to promote the location of a new building in the Village Center.

Acquisition:

The acquisition of the needed property is the most critical item of the proposed Village Center. Several general approaches may be utilized in order to come into possession of the property. Outright purchase of the properties is the most

obvious. However, finding the necessary funds for the purchase may be difficult.

Condemnation of land is another option that is commonly used for public purposes but this will require that the funds are available and have been allocated for the purchase of the needed land at appraised value. It is unclear whether a partnership with Clermont County can be structured which will allow for the Village to come into possession of the land, or even if the Village has the right of condemnation for public purposes. There should be further research to identify funding sources and mechanisms including grants, programs, and private involvement.

Development:

Actual costs for the development of the site cannot be determined. In an order of magnitude, Commercial/office space can usually be constructed for a cost ranging from \$60.00 to \$75.00 per square foot, depending upon scope of work and tenant requirements and finishes. Apartments can be built at a cost ranging from \$75.00 to \$110.00 per square foot.

Site infrastructure costs are determined by end product use. A rough rule-of-thumb for engineering, streets, water, sewer, grading and paving and drainage controls runs from \$250.00 to \$350.00 per linear foot of roadway. The use of a Tax Increment Finance (TIF) Program in Amelia may be a tool for funding improvements but it is based on the projected tax revenue of a planned project. This can be possible once a development and developer are interested in developing in the Village a project of significant magnitude to be used within a TIF

established district in Amelia. County funds or other agency such as Farmer's Administration may also be a funding possibility.

Fire District / EMS Department

The Comprehensive Plan provided for an evaluation of the current conditions with regard to service, response, and equipment. The key findings are outlined in Section III of this document.

Following are strategic objectives to be considered in developing a plan and program that will eventually assist the Village becoming self-dependant for fire and emergency services.

The discussion and analysis of projected growth and population increase showed that, based on moderate growth, Amelia will be approaching the 5,000 population mark between 12-14 years from now. A more accelerated rate of growth that is entirely possible, given the increasing attractiveness of Amelia for residential subdivisions could reach the 5,000 mark much sooner. With the pending likelihood that Batavia Township will opt to establish its own fire emergency district, *Amelia needs to develop a plan and program as soon as possible in order to be able to implement its own service.*

Objectives:

Following are the strategic objectives for undertaking the preparation of a plan and program.

1. Review and evaluate Batavia Township study, recommendations and decisions as

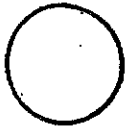
- they apply to the Village and the remaining Townships of the current Batavia-Monroe-Ohio-Pierce (BMOP) district. Begin discussions with the remaining Townships to determine their future plans and mutual goals. One possibility will be for Amelia to participate in a new district or to develop its own district capable of supplying service to the remaining Townships.
2. A recommended location for a new fire and emergency services building has been shown in the plan in the Village Center area. This location should be finalized after a detailed plan and program have been established and detailed information is available regarding size and growth of the building and its geographic service area.
 3. Undertake a detailed study to determine how the Village can establish its own fire and emergency services, including personnel needs, equipment, facilities, and water service. Funding for such a study may be available through state programs and possibly through SKIP funds. The Village and the County should jointly identify the funding sources. At this time, it is not possible to accurately determine needs and equipment. The availability of adequate water pressure and capacity flow alone will make a difference in estimating service needs and equipment. The improvements of the water main along Main Street to a 12 inch will have different service requirements than the maintenance of the existing water system.
 4. If, depending on the Batavia Township decision, the BMOP district will be changed and Amelia should pursue its own course, a Fire Levy may also be considered in anticipation of costs for establishing local services. The cost of equipment alone will be very high (i.e. \$200,000 - \$300,000 for a pump truck). The cost of the building at this stage is not known because it is difficult to estimate its size without a detailed plan and program including start-up and expansion needs. A simple 12,000 square feet building (80x150 feet) at \$40.00/square foot will require approximately \$480,000. Personnel will need to be mostly full-time employees.
 5. The Village should request from the County Water District that an assessment be made of all the fire hydrants to determine their current state. Furthermore, either the County or the local district should establish and begin to undertake an on-going program of fire hydrant inspection and maintenance as is required by state standards.

APPENDIX A



KEY:

— CORPORATION LIMIT

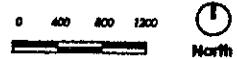


SURVEY AREAS

Area G: Main Street (SR125)

Community Questionnaire Areas

**Comprehensive Plan
Village of Amelia, Ohio**



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 2400 Gilbert Avenue, Cincinnati, Ohio 45204

APPENDIX B

H.W. "WOODY" CAUBLE, P.E.
Consulting Engineer

AMELIA COMPREHENSIVE PLAN

TRAFFIC IMPACT STUDY

VILLAGE OF AMELIA, OHIO

Prepared for:

MEMELAOS TRANTAFILLOU & ASSOCIATES

SEPTEMBER 1999

**AMELIA COMPREHENSIVE PLAN
TRAFFIC IMPACT STUDY FOR AMELIA, OHIO**

INTRODUCTION:

This portion of the Comprehensive Plan was undertaken in order to identify existing traffic control devices, geometric features, access points and any other areas of possible traffic impact on the street system, driver and/or pedestrian safety and comfort.

The main focus of this particular portion of the overall Traffic Study is primarily along Main Street (SR 125).

Within the corporation limits, Main Street (SR 125) is forty (40') feet wide with concrete curb, backed by concrete sidewalk or green strip + concrete sidewalk. It is operated as four (10' lanes-two in each direction), with parking prohibited along the entire length. There are no existing dedicated left-turn lanes; and there are three existing signalized intersections. These are at South Kline, Oak/Chapel and Huntsman Trail. These will be discussed in more detail further into the report.

MAINLINE ANALYSIS:

It is recommended that Main Street (SR 125) be widened to five (5) lanes throughout the project area and that the no parking restrictions be continued. The new section should be 54' wide to the face of curb with sidewalk and green strip where appropriate, directly adjacent to the back of curb as required.

The construction of this section will cause some disruption to some of the existing buildings along Main Street. However, this is a problem which can be remedied in a number of ways and should be addressed in the design phase of the improvement of Main Street. The typical section for Main Street should consist of four (4) 11' thru lanes and a 10' left turn lane (which can be utilized as a planter/landscaping strip when not necessary for left turn storage).

It is also recommended that the Village provide adequate and accessible off-street parking in order to enhance the use of the businesses along Main Street in the downtown area. In any possible case, these off-street parking areas should each serve as many locations as possible and should be tied together with pedestrian access.

PROPOSED SR 125 BY-PASS:

The Comprehensive Plan recommends the construction of a future roadway, the "Amelia Parkway" to the south of Main street. This facility would run from Amelia-Olive Branch Road to Cleveland Avenue. The proposed alignment of this facility is shown in the Transportation Recommendations section of the Comprehensive Plan.

The true purpose of the Amelia Parkway is not to serve as a "by-pass" to Main Street. Its objectives are as follows:

1. To alleviate traffic congestion along Main street by diverting through traffic, without eliminating traffic destined for the commercial district;
2. To increase accessibility from the residential neighborhoods and other planned businesses through the provision of a street access network and access choices provided by the facility;

SIGNAL WARRANT ANALYSIS

State Route 125 & Chapel Rd/Oak St Intersection

		ADJUSTED HOURLY VOLUMES			WARRANT #1				WARRANT #2			
CONDI TION*	NO. LANE	MAJOR 2-WAY	MINOR 1-WAY	MINOR 1-WAY	100%		80%		100%		80%	
					MAJ	MIN	MAJ	MIN	MAJ	MIN	MAJ	MIN
*	1		•		500	150	400	120	750	75	500	50
NORM	2*	•			600	200	480	160	900	100	720	80
70% *	1				350	105	280	84	525	53	420	42
	2*				420	140	336	112	630	70	504	56
MID - 1 A.M.												
1 A.M. - 2 A.M.												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
NOON - 1 P.M.												
1 P.M. - 2 P.M.												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
HOURS MET					9	0	9	1	9	8	9	9
WARRANT SATISFIED?					YES	NO	YES	NO	YES	YES	YES	YES

* CONDITION IS DETERMINED BY ENVIRONMENT: USE 70% VALUES IF 85 PERCENTILE SPEED EXCEEDS 40 MPH ON THE MAJOR APPROACH OR IF LOCATION IS IN THE BUILT-UP AREA OF AN ISOLATED COMMUNITY WITH A POPULATION OF LESS THAN 10,000.

WARRANT #8 (COMBINATION)

Warrants numbered 1 and 2 are each met at the 80% level..... YES - NO

S.R. 125 @ Chapel Rd. & Oak Street

Peak Hour Volumes				
	NB	SB	EB	WB
AM	132	103	427	1163
Noon	83	72	750	760
PM	109	99	1452	845

*See Appendix for Directional Volumes

Accident Experience			
Total	1994	1995	1996
42(14)	10(5)	14(3)	18(6)

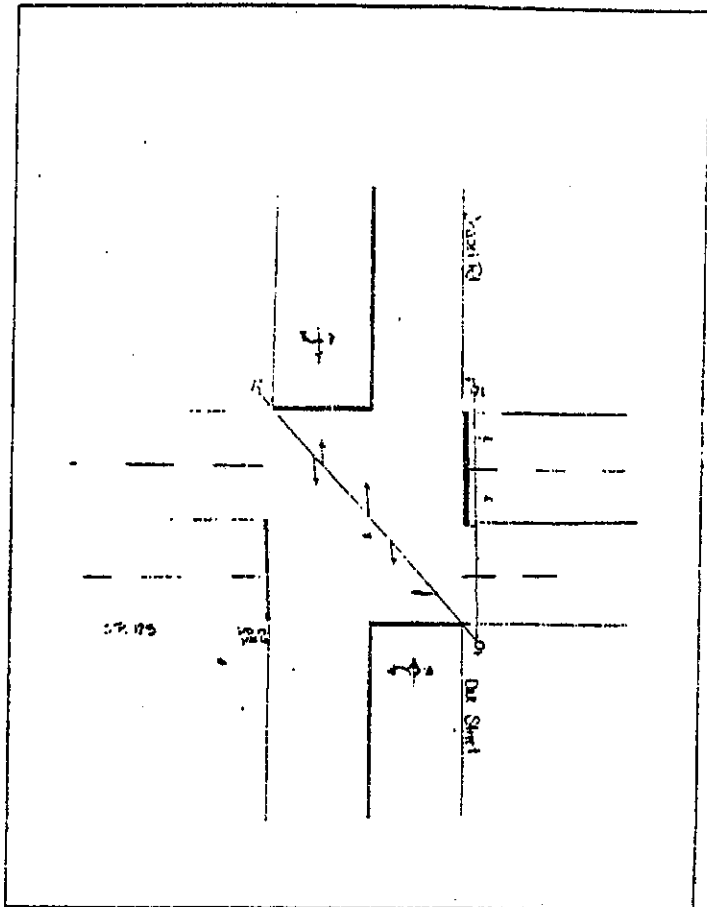
() = Injury Accidents

Accident Types							
	ANG	RE	SS	FO	HO	LOC	Ot.
1994-1996	18(8)	15(3)	4		1(1)	3(2)	1

() = Injury Accidents

Signal Warrant Analysis						
Warrant #	1	2	6	8	9	11
Satisfied		*				
Not Satisfied	*			*		
Not Analyzed			*		*	*

Capacity Analysis LOS					
	EB	WB	NB	SB	Int.
AM	B	B	B	B	B
Noon	B	B	B	B	B
PM	*	D	B	B	*



Signal Inventory			
Make/Model	Operation	Conflict Monitor	Coordinator
Transyt 1880EL	Coord.	Transyt 6 EL	Internal to Controller

* This signal is not interconnected

Comments:

Pflum, Klausmeier & Gehrum

5533 Fair Lane

Cincinnati, Ohio 45227

(513) 272-5533

Site Code : 26600017

Start Date: 12/03/97

File I.D. : 2660N017

Page : 1

Weather/Temp: OVERCAST-RAIN/45 DEGREES

Technician : NATHANIEL MEYER

Intersection: SR 125 @ CHAPEL RD/OAK ST

Time Period : 7:00 AM to 7:00 PM

WEDNESDAY, 12-3-97

Date	CHAPEL ROAD Southbound				STATE ROUTE 125 Westbound				OAK STREET Northbound				STATE ROUTE 125 Eastbound				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
12/03/97																	
07:00	1	3	29	0	1	254	0	0	35	3	0	0	5	80	1	0	412
07:15	1	6	21	0	0	288	0	0	21	1	1	0	9	73	1	0	422
07:30	2	0	13	0	3	296	0	0	22	7	2	0	3	109	11	0	468
07:45	2	1	24	0	9	311	0	0	31	5	4	0	1	121	13	0	522
Hr Total	6	10	87	0	13	1149	0	0	109	16	7	0	18	383	26	0	1824
08:00	3	5	21	0	3	243	0	0	31	11	10	0	6	103	10	0	446
08:15	4	5	24	0	2	249	0	0	18	1	4	0	5	135	8	0	455
08:30	3	3	23	0	2	214	1	0	11	3	1	0	8	94	7	0	370
08:45	2	1	21	0	1	217	1	0	11	4	1	0	6	101	11	0	377
Hr Total	12	14	89	0	8	923	2	0	71	19	16	0	25	433	36	0	1648
09:00	6	2	15	0	2	229	0	0	12	0	4	0	4	137	6	0	417
09:15	2	4	10	0	6	197	0	0	20	6	1	0	9	100	13	0	368
09:30	1	3	11	0	4	175	2	0	16	2	3	0	2	120	9	0	348
09:45	2	1	16	0	4	230	1	0	15	1	4	0	12	116	7	0	409
Hr Total	11	10	52	0	16	831	3	0	63	9	12	0	27	473	35	0	1542
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	4	2	11	0	2	180	4	0	11	5	6	0	11	118	6	0	358
11:15	9	5	11	0	7	207	1	0	5	5	6	0	18	216	7	0	497
11:30	6	3	10	0	0	161	3	0	18	4	2	0	6	131	12	0	356
11:45	6	1	11	0	2	213	2	0	13	2	7	0	5	175	13	0	450
Hr Total	25	11	43	0	11	761	10	0	47	14	21	0	40	640	38	0	1661
12:00	2	3	11	0	2	180	1	0	13	2	3	0	5	149	10	0	381
12:15	3	2	15	0	2	175	0	0	18	1	2	0	6	142	18	0	384
12:30	6	2	13	0	3	208	2	0	13	3	7	0	6	175	9	0	447
12:45	2	3	10	0	0	181	6	0	17	3	1	0	7	202	21	0	453
Hr Total	13	10	49	0	7	744	9	0	61	9	13	0	24	668	58	0	1665
13:00	2	2	9	0	2	168	2	0	13	3	6	0	8	167	14	0	396
13:15	3	3	19	0	0	185	2	0	13	1	4	0	7	208	12	0	457
13:30	3	2	17	0	1	179	3	0	7	1	2	0	5	180	10	0	410
13:45	5	1	14	0	0	162	1	0	12	1	0	0	10	175	16	0	397
Hr Total	13	8	59	0	3	694	8	0	45	6	12	0	30	730	52	0	1660

Pflum, Klausmeier & Gehrum
 5533 Fair Lane
 Cincinnati, Ohio 45227
 (513) 272-5533

Site Code : 26600017
 Start Date: 12/03/97
 File I.D. : 26600017
 Page : 2

Weather/Temp: OVERCAST-RAIN/45 DEGREES
 Technician : NATHANIEL MEYER
 Intersection: SR 125 @ CHAPEL RD/OAK ST
 Time Period : 7:00 AM to 7:00 PM

WEDNESDAY, 12-3-97

Date 12/03/97	CHAPEL ROAD Southbound				STATE ROUTE 125 Westbound				OAK STREET Northbound				STATE ROUTE 125 Eastbound				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	5	9	9	0	0	199	3	0	17	7	9	0	9	315	24	0	606
16:15	7	7	9	0	5	221	1	0	12	0	4	0	14	322	28	0	630
16:30	15	6	17	0	1	229	2	0	16	9	5	0	13	336	28	0	677
16:45	9	7	17	0	2	218	4	0	22	2	6	0	10	348	37	0	684
Total	36	29	52	0	8	867	10	0	67	18	26	0	46	1321	117	0	2597
17:00	12	7	14	0	0	202	3	0	22	7	4	0	12	337	36	0	656
17:15	10	4	10	0	0	213	8	0	21	2	6	0	16	319	35	0	644
17:30	6	5	8	0	4	208	4	0	18	2	5	0	17	320	20	0	617
17:45	5	5	13	0	0	201	2	0	10	2	10	0	18	292	30	0	588
Hr Total	33	21	45	0	4	824	17	0	71	13	25	0	63	1268	121	0	2505
18:00	7	6	20	0	3	191	3	0	20	7	2	0	13	256	25	0	553
18:15	4	2	14	0	1	187	2	0	19	7	4	0	10	277	28	0	555
18:30	5	3	15	0	4	200	2	0	20	1	2	0	16	280	21	0	569
18:45	3	1	16	0	0	183	1	0	17	3	5	0	13	271	15	0	528
Hr Total	19	12	65	0	8	761	8	0	76	18	13	0	52	1084	89	0	2205
TOTAL	168	125	541	0	78	7554	67	0	610	122	145	0	325	7000	572	0	17307

The required design work is currently underway by the Village Engineer, with construction anticipated in the spring of year 2000. The existing traffic signal will be upgraded to include additional left-turn phases, and timing and coordination programs will be modified as required.

b. SR 125/Huntsman Trace:

This intersection is currently controlled by a 2-phase, semi-actuated traffic signal. The existing controller is an Eagle ET460 and is coordinated (time-based) with the intersections of Oak/Chapel Roads and South Kline. Attached find the Signal Warrant Analysis, physical configuration of the intersection and 24 traffic count volumes on all approaches.

The existing geometrics of this intersection present a considerable problem. The intersection of Huntsman Trace and Cecelia Drive are severely off-set by more than 100+ feet. Currently there are homes for the elderly and for the mentally disabled on the north side of Cecelia Drive. There is also a Queen City Metro stop opposite Huntsman Trace. As currently located it requires pedestrians to walk along SR 125 from Cecelia Drive to the existing bus stop on an existing 3'-4' sidewalk and to wait on the same width walk for the bus. Cecelia Drive should be aligned directly opposite Huntsman Trace with a 5' sidewalk along the east side. The sidewalk along SR 125 should be reconstructed to a minimum of 8' for not less than 100' in each direction and a new bus shelter constructed at this location.

This relocation would require a land swap between the Village and the Owner of the property in question; and the vacating of existing Cecelia Drive.

Currently, the Village has applied for ODPW funding for the described improvements. If approved, construction could begin after July of year 2000.

SIGNAL WARRANT ANALYSIS

Beechmont Avenue (SR 125) & Huntsman Trail Intersection

		ADJUSTED HOURLY VOLUMES			WARRANT #1				WARRANT #2			
CONDI TION*	NO. LANE	MAJOR 2-WAY	MINOR 1-WAY	MINOR 1-WAY	100%		80%		100%		80%	
					MAJ	MIN	MAJ	MIN	MAJ	MIN	MAJ	MIN
NORM	1		•		500	150	400	120	750	75	500	50
	2*	•			600	200	480	160	900	100	720	80
70% *	1				350	105	280	84	525	53	420	42
	2*				420	140	336	112	630	70	504	56
MID - 1 A.M.												
1 A.M. - 2 A.M.												
2												
3												
4												
5												
6												
7		1541	175		•	•	•	•	•	•	•	•
8		1377	106		•		•		•	•	•	•
9		1294	79		•		•		•	•	•	•
10												
11		1363	70		•		•		•		•	•
NOON - 1 P.M.		1531	74		•		•		•		•	•
1 P.M. - 2 P.M.		1526	63		•		•		•		•	•
2												
3												
4		2268	129		•		•	•	•	•	•	•
5		2243	123		•		•	•	•	•	•	•
6		2035	104		•		•		•	•	•	•
7												
8												
9												
10												
11												
HOURS MET					9	1	9	3	9	6	9	9
WARRANT SATISFIED?					YES	NO	YES	NO	YES	NO	YES	YES

* CONDITION IS DETERMINED BY ENVIRONMENT: USE 70% VALUES IF 85 PERCENTILE SPEED EXCEEDS 40 MPH ON THE MAJOR APPROACH OR IF LOCATION IS IN THE BUILT-UP AREA OF AN ISOLATED COMMUNITY WITH A POPULATION OF LESS THAN 10,000.

WARRANT #8 (COMBINATION)

Warrants numbered 1 and 2 are each met at the 80% level..... YES - NO

THIS INTERSECTION MEETS WARRANT 9. (SEE ATTACHED SHEETS)

S.R. 125 @ Huntsman Trail

Peak Hour Volumes				
	NB	SB	EB	WB
AM	175		473	1068
Noon	74		729	802
PM	123		1435	808

*See Appendix for Directional Volumes

Accident Experience			
Total	1994	1995	1996
24(11)	6(5)	12(7)	8(5)

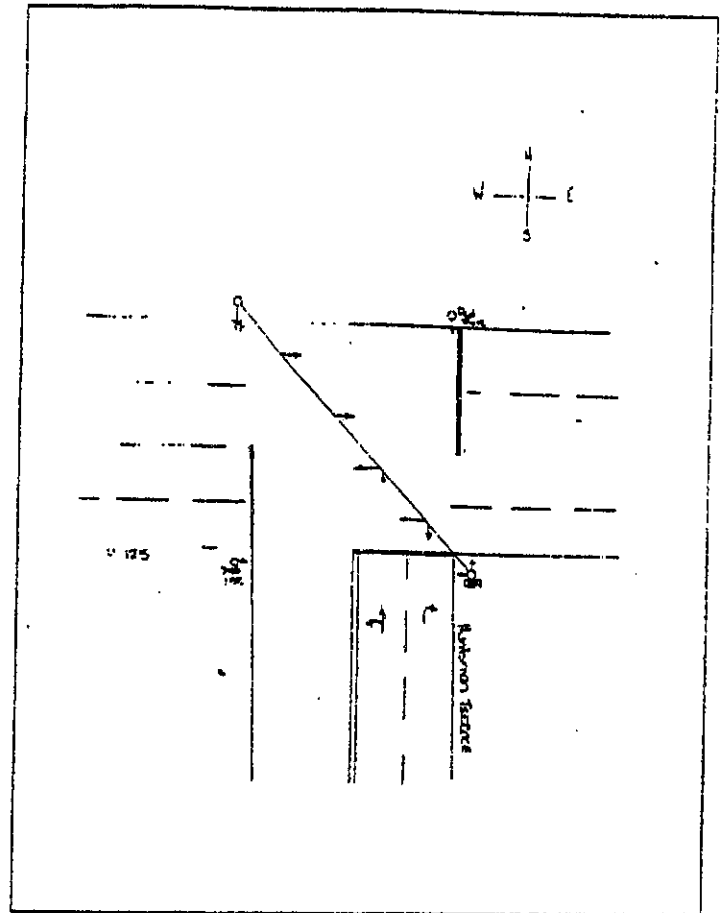
() = Injury Accidents

Accident Types							
	ANG	RE	SS	FO	HO	LOC	Ot.
1994-1996	6(3)	16(12)	1	1(1)	1(1)		1

() = Injury Accidents

Signal Warrant Analysis						
Warrant #	1	2	6	8	9	11
Satisfied					*	
Not Satisfied	*	*		*		*
Not Analyzed			*			

Capacity Analysis LOS					
	EB	WB	NB	SB	Int.
AM	B	B	C		B
Noon	B	B	B		B
PM	B	C	B		B



Signal Inventory			
Make/Model	Operation	Conflict Monitor	Coordinator
Eagle Signal ET 460	Coord.	Eagle Signal LT 176	Eagle Signal GWPM-50TBC

* This signal is not interconnected

Comments:

Weather/Temp: FLURRIES/25 DEGREES
 Technician : PAUL CONWAY
 Intersection: SR 125 @ HUNTSMAN TRAIL
 Time Period : 7:00 AM to 7:00 PM

Pflum, Klausmeier & Gehrm
 5533 Fair Lane
 Cincinnati, Ohio 45227
 (513) 272-5533

Site Code : 2660001
 Start Date: 12/05/97
 File I.D. : 2660N01
 Page : 1

FRIDAY, 12-5-97

Date	STATE ROUTE 125 Westbound			HUNTSMAN TRAIL Northbound			STATE ROUTE 125 Eastbound			Total
	Left	Thru	Other	Left	Right	Other	Thru	Right	Other	
07:00	0	239	0	25	10	0	101	7	0	382
07:15	0	284	0	30	11	0	118	5	0	448
07:30	6	282	0	43	11	0	115	3	0	460
07:45	7	250	0	35	10	0	107	17	0	426
Hr Total	13	1055	0	133	42	0	441	32	0	1716
08:00	4	220	0	34	5	0	128	10	0	401
08:15	3	216	0	30	3	0	135	5	0	392
08:30	3	194	0	14	3	0	118	9	0	341
08:45	5	204	0	14	3	0	112	11	0	349
Hr Total	15	834	0	92	14	0	493	35	0	1483
09:00	5	225	0	17	3	0	105	6	0	361
09:15	3	185	0	15	2	0	120	6	0	331
09:30	4	193	0	19	5	0	115	4	0	340
09:45	5	172	0	13	5	0	139	7	0	341
Hr Total	17	775	0	64	15	0	479	23	0	1373
10:00	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0
11:00	4	197	0	13	4	0	149	9	0	376
11:15	5	171	0	16	3	0	138	10	0	343
11:30	8	170	0	11	5	0	159	4	0	357
11:45	7	162	0	14	4	0	157	13	0	357
Hr Total	24	700	0	54	16	0	603	36	0	1433
12:00	5	201	0	11	5	0	151	11	0	384
12:15	6	178	0	16	5	0	172	11	0	388
12:30	4	200	0	17	6	0	180	12	0	419
12:45	4	204	0	9	5	0	182	10	0	414
Hr Total	19	783	0	53	21	0	685	44	0	1605
1:00	6	171	0	7	5	0	168	16	0	373
1:15	4	180	0	14	2	0	195	17	0	412
1:30	3	172	0	10	9	0	169	15	0	378
1:45	3	206	0	12	4	0	188	13	0	426
Hr Total	16	729	0	43	20	0	720	61	0	1589

Weather/Temp: FLURRIES/25 DEGREES
 Technician : PAUL CONWAY
 Intersection: SR 125 @ HUNTSMAN TRAIL
 Time Period : 7:00 AM to 7:00 PM

Pflum, Klausmeier & Gehrun
 5533 Fair Lane
 Cincinnati, Ohio 45227
 (513) 272-5533

Site Code : 26600019
 Start Date: 12/05/97
 File I.D. : 26600019
 Page : 2

FRIDAY, 12-5-97

Date 12/05/97	STATE ROUTE 125 Westbound			HUNTSMAN TRAIL Northbound			STATE ROUTE 125 Eastbound			Total
	Left	Thru	Other	Left	Right	Other	Thru	Right	Other	
14:00	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0
16:00	6	192	0	27	8	0	299	30	0	562
16:15	5	210	0	22	16	0	316	35	0	604
16:30	8	229	0	20	6	0	337	23	0	623
16:45	12	199	0	16	14	0	349	18	0	608
Hr Total	31	830	0	85	44	0	1301	106	0	2397
7:00	7	178	0	21	9	0	322	32	0	569
7:15	11	182	0	20	12	0	330	26	0	581
7:30	17	191	0	24	11	0	341	30	0	614
7:45	12	210	0	18	8	0	324	30	0	602
Hr Total	47	761	0	83	40	0	1317	118	0	2366
8:00	7	201	0	18	8	0	326	24	0	584
8:15	11	189	0	20	8	0	308	27	0	563
8:30	7	175	0	26	12	0	290	19	0	529
8:45	11	148	0	22	10	0	267	25	0	483
Hr Total	36	713	0	86	38	0	1191	95	0	2159
TOTAL*	218	7180	0	693	250	0	7230	550	0	15121

c. SR 125/South Kline:

This intersection is currently controlled by 2-phase, semi-actuated traffic signal. The intersection is a "T" intersection with no control for the north (private) approach. The existing controller is a Transit 1880 EL and coordinated (time-based) with the intersections of Oak/Chapel and Huntsman Trail. Attached find the Signal Warrant Analysis, physical configuration of the intersection and 24 hour count volumes on all approaches.

The intersection appears to operate satisfactorily in its current condition. However, the intersection geometrics and control should be the subject of future evaluation.

Another area of concern is Church Street in the area of the existing elementary school. The property along the east side is currently up for development. Plans have not yet been filed with the Village. In this area Church Street is only two (2) lanes wide.

Any new development would require a new left-turn lane with appropriate tapers. It is strongly recommended that these improvements be made at the expense of the developers.

It is also recommended that the Village continue to review any and all proposed developments for traffic impact on the existing roadway and traffic control system.

AMELIA.FNL

SIGNAL WARRANT ANALYSIS

Beechmont Avenue (SR 125) & Kline Avenue Intersection

		ADJUSTED HOURLY VOLUMES			WARRANT #1				WARRANT #2			
CONDI TION*	NO. LANE	MAJOR 2-WAY	MINOR 1-WAY	MINOR 1-WAY	100%		80%		100%		80%	
					MAJ	MIN	MAJ	MIN	MAJ	MIN	MAJ	MIN
*	1		•		500	150	400	120	750	75	500	50
NORM	2*	•			600	200	480	160	900	100	720	80
70% *	1				350	105	280	84	525	53	420	42
	2*				420	140	336	112	630	70	504	56
MID - 1 A.M.												
1 A.M. - 2 A.M.												
2												
3												
4												
5												
6												
7		1623	24		•		•		•		•	
8		1462	47		•		•		•		•	
9		1442	82		•		•		•	•	•	•
10												
11		1529	129		•		•	•	•	•	•	•
NOON - 1 P.M.		1547	90		•		•		•	•	•	•
1 P.M. - 2 P.M.		1535	98		•		•		•	•	•	•
2												
3												
4		2078	125		•		•	•	•	•	•	•
5		1926	100		•		•		•	•	•	•
6		1679	57		•		•		•		•	•
7												
8												
9												
10												
11												
HOURS MET					9	0	9	2	9	6	9	7
WARRANT SATISFIED?					YES	NO	YES	NO	YES	NO	YES	NO

* CONDITION IS DETERMINED BY ENVIRONMENT: USE 70% VALUES IF 85 PERCENTILE SPEED EXCEEDS 40 MPH ON THE MAJOR APPROACH OR IF LOCATION IS IN THE BUILT-UP AREA OF AN ISOLATED COMMUNITY WITH A POPULATION OF LESS THAN 10,000.

WARRANT #8 (COMBINATION)

Warrants numbered 1 and 2 are each met at the 80% level..... YES - NO

THIS INTERSECTION MEETS WARRANTS 9 & 11 (SEE ATTACHED SHEETS).

S.R. 125 @ Kline Street

Peak Hour Volumes				
	NB	SB	EB	WB
AM	24		435	1188
Noon	90		804	743
PM	100		1246	680

*See Appendix for Directional Volumes

Accident Experience			
Total	1994	1995	1996
15(6)	7(3)	5(3)	3

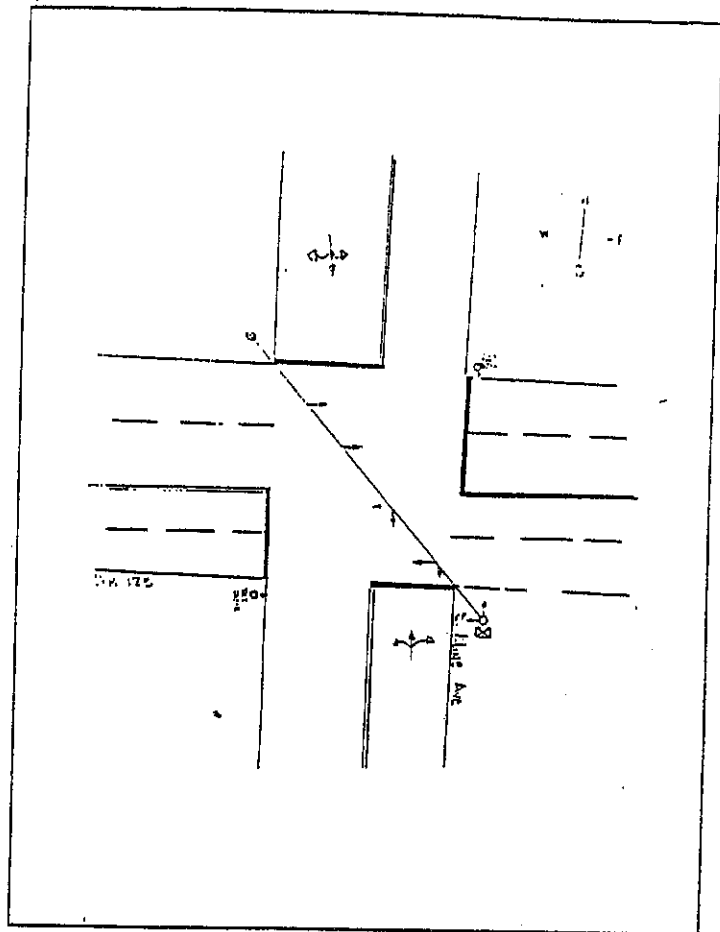
() = Injury Accidents

Accident Types							
	ANG	RE	SS	FO	HO	LOC	Ot.
1994-1996	5(2)	7(3)				3(1)	

() = Injury Accidents

Signal Warrant Analysis						
Warrant #	1	2	6	8	9	11
Satisfied						*
Not Satisfied	*	*		*	*	
Not Analyzed			*			

Capacity Analysis LOS					
	EB	WB	NB	SB	Int.
AM	B	B	B		B
Noon	B	B	B		B
PM	B	B	B		B



Signal Inventory			
Make/Model	Operation	Conflict Monitor	Coordinator
Transyt 1880 EL	Coord.	Transyt 6EL	Internal to Controller

* This signal is not interconnected

Comments:

Weather/Temp: OVERCAST/35 DEGREES
 Technician : PAUL CONWAY
 Intersection: SR 125 @ KLINE AVENUE
 Time Period : 7:00 AM to 7:00 PM

Pflum, Klausmeier & Gehrum
 5533 Fair Lane
 Cincinnati, Ohio 45227
 (513) 272-5533

Site Code : 26600018
 Start Date: 12/04/97
 File I.D. : 2660N018
 Page : 1

THURSDAY, 12-4-97

Date	STATE ROUTE 125 Westbound			KLINE AVENUE Northbound			STATE ROUTE 125 Eastbound			Total
	Left	Thru	Other	Left	Right	Other	Thru	Right	Other	
07:00	1	256	0	1	0	0	94	1	0	353
07:15	7	290	0	1	2	0	89	2	0	391
07:30	10	299	0	3	2	0	112	4	0	430
07:45	15	310	0	7	8	0	129	4	0	473
Hr Total	33	1155	0	12	12	0	424	11	0	1647
08:00	9	240	0	5	6	0	118	0	0	378
08:15	3	248	0	5	9	0	141	9	0	415
08:30	11	221	0	6	6	0	120	6	0	370
08:45	5	214	0	7	3	0	114	3	0	346
Hr Total	28	923	0	23	24	0	493	18	0	1509
09:00	8	239	0	8	2	0	140	13	0	410
09:15	6	213	0	15	3	0	117	13	0	367
09:30	4	192	0	20	10	0	122	15	0	363
09:45	3	210	0	19	5	0	137	10	0	384
Total	21	854	0	62	20	0	516	51	0	1524
10:00	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0
11:00	5	167	0	29	8	0	149	19	0	377
11:15	12	210	0	30	10	0	212	11	0	485
11:30	4	159	0	23	7	0	159	22	0	374
11:45	8	202	0	18	4	0	180	10	0	422
Hr Total	29	738	0	100	29	0	700	62	0	1658
12:00	6	172	0	14	4	0	159	20	0	375
12:15	6	171	0	18	6	0	171	20	0	392
12:30	8	202	0	19	7	0	193	15	0	444
12:45	3	175	0	19	3	0	216	10	0	426
Hr Total	23	720	0	70	20	0	739	65	0	1637
1:00	6	164	0	14	8	0	197	17	0	406
1:15	3	167	0	21	10	0	204	22	0	427
1:30	7	173	0	13	6	0	192	16	0	407
1:45	1	156	0	16	10	0	189	21	0	393
Total	17	660	0	64	34	0	782	76	0	1633

Weather/Temp: OVERCAST/35 DEGREES
 Technician : PAUL CONWAY
 Intersection: SR 125 @ KLINE AVENUE
 Time Period : 7:00 AM to 7:00 PM

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THURSDAY, 12-4-97

Date	STATE ROUTE 125 Westbound			KLINE AVENUE Northbound			STATE ROUTE 125 Eastbound			Total
	Left	Thru	Other	Left	Right	Other	Thru	Right	Other	
12/04/97										
14:00	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0
16:00	6	-169	0	21	15	0	303	27	0	541
16:15	5	172	0	16	12	0	315	13	0	533
16:30	3	201	0	23	11	0	285	31	0	554
16:45	5	220	0	14	13	0	305	18	0	575
Total	19	752	0	74	51	0	1208	89	0	2203
17:00	4	185	0	16	18	0	325	20	0	568
17:15	4	133	0	12	7	0	290	15	0	461
17:30	6	163	0	18	6	0	315	7	0	515
17:45	9	176	0	13	10	0	267	7	0	482
Hr Total	23	657	0	59	41	0	1197	49	0	2026
18:00	9	172	0	10	6	0	240	4	0	441
18:15	6	186	0	10	11	0	277	6	0	496
18:30	4	132	0	4	7	0	203	2	0	352
18:45	5	225	0	3	6	0	205	3	0	447
Hr Total	24	715	0	27	30	0	925	15	0	1736
TOTAL*	217	7184	0	491	261	0	6984	436	0	15573

APPENDIX C

Appendix C
 BMOP District Vehicles in Service - 1999 (*)

Year	Make	Model	Type	Pump Size-GPM	Water Capacity
1967	International	Howe	Pumper	1000	1000
1972	Ford	Howe	Pumper	1000	100
1975	Ford	Howe	Rescue	250	350
1986	Sutphen	Custom	Res/Pump	1500	1000
1997	Sutphen	Custom	Pumper	1500	750
1964	Pirsch	Custom	75' Aerial	1250	300
1985	Jeep	CJ7	Field Unit	High Pres.	50
1986	Jeep	CJ7	Field Unit	High Pres.	50
1991	Ford Diesel	RR	Ambulance		
1999	Ford Diesel	RR	Ambulance		
1997	Ford	CV1			
1997	Ford	CV2			

RR= Road Rescue

CV1= Crown Victoria First Responder / Staff Car

CV2= Crown Victoria Chief Car

BMOP = Batavia, Monroe, Ohio, Pierce Townships

(*) BMOP Fire Chief