

BOARD OF TRUSTEES
Peter J. Kambelos, MD
Nicholas J. Kelly
Allen M. Freeman

Fiscal Officer
Debbie S. Schwey

Administrator
M. Tim Williams



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262
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PIERCE TOWNSHIP ZONING COMMISSION
Public Hearing
6:00pm
TUESDAY July 11, 2023

AGENDA

I. Call to Order: Donna Cann, Chair of Zoning Commission

1. Roll Call: Mr. Schuler _____ Mr. Stitt _____ Ms. Benzing _____ Ms. Cann _____ Ms. Frede
_____ Ms. Neal _____ Mr. Bergman _____
2. Pledge of Allegiance
3. Approval of Meeting Minutes: June 6, 2023

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. ZC2023- 004 A motion to recommend approval of Zoning Text Amendment regarding Storage, Hotels/Motels, Automotive and Fast-Food Uses and Landscaping in Pierce Township and forward the request to the Board of Trustees
 - a. Staff presentation
 - b. Discussion by the Trustees
 - c. Open Public Comment
 - d. Motion to Close Public Hearing
 - e. Additional Discussion by the Commission
 - f. Motion to approve/deny/approve with modification(s)

IV. Additional Business:

V. Motion to adjourn:

VI. Meeting adjourned at:

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Zoning Commission
Regular Meeting
June 6, 2023
6:00 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in a Regular Meeting at 6:00 p.m., on Tuesday, June 6, 2023, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE

Chair Donna Cann led the meeting in the Pledge of Allegiance.

Chair Donna Cann called the meeting to order. Board members present: Mr. Jeff Stitt, Ms. Bev Benzing, Ms. Donna Cann, Ms. Susan Frede, Ms. Catherine Neal, and Mr. Steven Bergman. Board members absent: Mr. Dick Schuler. Personnel who were also present: Mr. Eddie McCarthy, Director of Community Development and Planning.

Mr. Bergman is standing in as a regular member in the absence of Mr. Schuler.

APPROVAL OF MINUTES

Ms. Neal made a motion to approve the May 15, 2023 meeting minutes, seconded by Ms. Frede. Roll call on motion: Mr. Stitt, abstain; Ms. Cann, yea; Ms. Frede, yea; Ms. Neal, yea. Mr. Bergman, yea.

NEW BUSINESS – ZC2023-004 A motion to initiate a Zoning Text Amendment regarding Storage, Lodging, and Automotive in Pierce Township

Mr. McCarthy gave a presentation regarding the proposed zoning text amendments for Storage, Lodging and Automotive uses within Pierce Township. These uses were favored poorly on the Land Use Plan Public Survey, and therefore, allowed for staff to focus on de-emphasis on undesirable uses.

Mr. McCarthy's modifications were;

- Landscaping requirements in the front yards of new commercial uses.
- Updates for use conditions (primarily screening and landscaping) for de-emphasized uses.
- Clarification between the difference of a small hotel (5 rooms or fewer) and larger establishments
- Drive-thrus are required to be reviewed by the Conditional Use Permit (CUP) process.
- Bed and Breakfasts in the SFR changed from Permitted to CUP and 5-person limit changed to 5 rooms.

Members of the Zoning Commission discussed this presentation with Mr. McCarthy.

Mr. Stitt made a motion to initiate a zoning text amendment regarding Storage, Lodging and Automotive Uses, Landscaping and use conditions in Pierce Township, and for the landscaping section to include "Required Landscaping" as the title. This motion was seconded by Ms. Frede. Roll call on motion, Ms. Cann, yea; Ms. Neal, yea; Mr. Bergman, yea; Mr. Stitt, yea; Ms. Frede, yea. Motion passes.

ADJOURNMENT

At 6:59 p.m., Mr. Stitt made a motion, seconded by Ms. Frede that the meeting be adjourned. Roll call on motion: All aye.

Donna Cann, Chair
Pierce Township Zoning Commission

Date

DRAFT

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July 11, 2023

Zoning Commission
950 Locust Corner Road
Pierce Township, Ohio 45245

RE: Text Amendments on Select Uses

Staff Report

Applicant: Pierce Township Zoning Commission

A. Request Summary:

A motion to recommend approval of Zoning Text Amendment regarding Storage, Hotels/Motels, Automotive and Fast-Food Uses and Landscaping in Pierce Township and forward the request to the Board of Trustees.

The enclosed amendments 1) De-emphasize undesirable uses via use review modifications and 2) Add improved use standards, including landscaping and buffering 3) Clarification and modifications made to lodging definitions

As part of the Land Use Plan development process, public input was solicited from the community to better understand the concerns, wants and needs of residents. As a result, the Township learned of the community's desire to:

1. *De-emphasize certain commercial uses such as auto uses and storage*
2. *Improve landscaping and buffering in commercial areas*
3. *More stringently regulate drive thru uses*
4. *Properly regulate lodging uses*



Staff recommends the following in summary:

1. *De-emphasize undesirable uses along the commercial corridor by moving uses such as storage and automotive fuel sales, washing and service/repair to a Conditional Permit Review (CUP) or to Unpermitted in areas along the commercial corridor (See Use Table Modifications)*
 - **Outstanding discussion issue(s) Storage:**
 1. *Add condition to require an office on site for mini storage sites?*
 2. *Warehousing and Wholesale Commercial are presently "Permitted" & proposed to remain in the Industrial (I) Zoning Districts. A separate District (Storage and Warehousing District) altogether or move to Conditional Use Permit (CUP) are alternative strategies to be considered to free up industrially land for the highest most productive uses*
 - **Outstanding discussion issue(s) General Retail:**
 1. *Larger scale retail including mall centers and big box stores are permitted by right regardless of size/scale in most commercial districts. The Amelia Suburban Business (AS) requires retail uses of 25,000 sq. ft + to obtain a CUP. It may be worth addressing the scale of retail uses generally in commercial districts moving forward.*
2. *Add front yard landscaping requirements to new commercial uses – 1 Canopy tree and 10 shrubs per 50 linear feet of frontage. Additional detail provided under "Landscaping"*
 - a. *Outdoor storage on select uses to be screened with 6' tall privacy fence*
 - b. *Auto Sales/Rental & Auto Fuel Sales to incorporate 3' tall decorative stone/masonry/brick walls along 40% of front buffer length*
3. *Uses utilizing a drive thru must be reviewed on a case by case basis through the Conditional Use Permit (CUP). Site context is critical to ensure impacts are mitigated and pedestrian areas are prioritized.*
 - **Recommended modification from PC to ZC Drive Thrus:**
 1. *Industrial not included in the chart. Industrial (I) district based drive thrus will require CUP*
4. *Lodging Modifications*
 - a. *Moves Bed and Breakfast uses from permitted by right in the SFR to CUP in the SFR.*
 - **Outstanding discussion issue(s) Lodging:**
 1. *Address R-1 as well? Bed and Breakfast likely more appropriate in more rural areas*
 - b. *Changes the Bed and Breakfast lodging limit of (5 persons) to (5 bedrooms; an increase); the current definition states B&Bs as 4-bedroom establishments*
 - **Outstanding discussion issue(s) Lodging:**
 1. *Change to 5 bedroom cap or 4 bedroom cap?*
 - c. *Differentiates between Hotels/Motels with 5 boarding rooms or more.*
 - d. *Hotels/Motels would be moved from a Permitted Use in Commercial Districts to a CUP in all Commercial Districts*



B. History:

- **September – October 2022:** Based upon feedback received in the 2022-2023 Land Use Plan Survey, it has come to staff's attention that there are various uses that many in the community would like to de-emphasize. When asked: *What new businesses and commercial uses should Pierce Township promote? (Select all that apply)*. The following uses received favorability responses of 5% or less.

Fast Food Restaurants	5%
Auto Services (Repair, Washing, Gas Stations)	3%
AirBnB Style Lodging	2%
Storage	1%
Auto Sales	1%

- **December 28, 2022:** The Board of Trustees then passed a temporary moratorium on (Resolution 2022-059) *regarding Storage and Auto Services (including auto body repair, fuel services, sales and rental, service and repair, washing facilities, and wrecking/salvage/junk facilities)* for a period of 8 months until regulations can be put in place to craft regulations that adequately reflect the community's vision for the future.
- **June 6, 2023:** The Zoning Commission initiated the application to proceed with the Amendments
- **June 27, 2023:** The Planning Commission recommended approval of the Amendments

2023 Pierce Township Land Use Plan Support

Summary: The DRAFT 2023 Pierce Township Land Use Plan (now referred to as the Plan) was recommended for adoption at the June 7, 2023 Board of Trustees Public Hearing. The official approval resolution was approved at the June 14, 2023 Board of Trustees meeting.

The proposed changes herein (Attachments) are supported by the Plan and are further illustrated.

1. Commercial Development Concerns:

- Low levels of landscaping
- Visual clutter along the commercial corridor
- Proliferation of auto oriented uses



2. 2022-2023 Land Use Plan Survey:

What new businesses and commercial uses should Pierce Township promote? (Select all that apply). The following uses received favorability responses of 5% or less.

Fast Food Restaurants	5%
Auto Services (Repair, Washing, Gas Stations)	3%
AirBnB Style Lodging	2%
Storage	1%
Auto Sales	1%

3. 2023 Land Use Plan Support:

Land Use, Design and Economic Development (LD&E):

Goal 1. Promote commercial development in key nodes areas

- ~Enhanced landscaping buffering and lighting
- ~Sprawling/linear auto-oriented commercial development will be de-emphasized along the SR 125 Corridor and node areas

Goal 2. Improve design/aesthetics and remove blight

- ~Improve storage and use regulations to reduce outdoor storage and clutter, including adding performance standard(s) such as buffer/enhanced setbacks from ROW for storage use(s)

Goal 6. Properly regulate and enable development of Industrial uses/sites to minimize impact

Goal 7. Promote high quality development

Policies/Actions:

- 1.2 Craft text amendments requiring that new commercial site plans should be reviewed by the Zoning Commission, update commercial architectural and landscaping standards, formulate big box retail regulations and craft more stringent standards for auto uses and outdoor storage, including proper siting and update non-conforming standards

- 1.5 Encourage compatible use clusters and discourage incompatible uses

Use Table Modifications

Use	Current Permitted	Current Unpermitted	Current Conditional Use	Proposed Permitted	Proposed Conditional Use	Proposed Unpermitted
Storage	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Warehousing	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Wholesale Commercial	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Auto Body Repair	AI, I	AN, NB	AS, GB		AI, I	AS, AN, NB, GB
Wrecking/Salvage/Junk	I	AN, AS, NB, GB	AI		AI, I	AS, AN, NB, GB
Auto Service and Repair	AI, I	AN, NB	AS, GB		AS, GB, AI, I	AN, NB
Auto Washing Facilities	AI, I	AN, AI, NB	AS, GB		AS, GB	AN, AI, NB, I
Auto Sales/Rental	I	AN, AI, NB	AS, GB		AS, GB	AN, AI, NB, I
Auto Fuel Sales	I	AN, AI, NB	AS, GB		AS, AI, I, GB	AN, NB
Contractor or Construction Sales and Rental (remove redundancy)	AS, AI, I	AN, NB, GB		AI, I		AN, NB, GB, AS
Construction Contractor	REMOVE	REMOVE	REMOVE	REMOVE	REMOVE	REMOVE
Distillery/Brewery						PR (in DO)
Hotels/Motels	GB, I, AS	NB, AI	AN		GB, AS, AN, NB	I, AI
Bed and Breakfast (Only SFR Analyzed)	SFR				SFR	

Amelia Neighborhood Business (AN)

Amelia Suburban Business (AS)

Amelia Industrial (AI)

Neighborhood Business (NB)

General Business (GB)

Industrial (I)

Single Family Residential (SFR)

Downtown Overlay (DO)

Use Conditions	
Storage	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Warehousing	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Wholesale Commercial	
Auto Body Repair	A. All repairs shall and work shall be performed within a fully enclosed building B. Vehicles awaiting repair or that have been repaired may not be stored on site for longer than thirty (30) days C. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Wrecking/Salvage/Junk	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Auto Service and Repair	A. All repairs shall and work shall be performed within a fully enclosed building B. Vehicles awaiting repair or that have been repaired may not be stored on site for longer than thirty (30) days
Auto Washing Facilities	
Auto Sales/Rental	A. Buffer areas between the ROW and outdoor vehicle display(s) shall incorporate 3' tall decorative stone/masonry/brick wall(s) along 40% of the required buffer length. Decorative walls shall not obstruct visibility for entering or existing the site
Auto Fuel Sales	A. Gasoline canopies must be sited secondarily to the primary structure on site and be designed in a manner to create a strong association with the primary building. B. Columns should be primarily masonry and the rooflines should be pitched in a manner similar to the primary building (6/12 pitch or steeper). C. Buffer areas between the fuel pumps and the ROW shall incorporate 3' tall decorative stone/masonry/brick wall(s) along 40% of the required buffer length. Decorative walls shall not obstruct visibility for entering or existing the site
	D. Businesses employed in the sale of gasoline fuel(s) shall maintain a minimum setback of 550' from all residentially zoned property and/or residential uses, schools and daycares, as measured from the vent piping
Contractor or Construction Sales and Rental	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement

Hotels/Motels	<p>1) Hotels and motels with greater than 5 boarding rooms may be operated in the applicable zoning district provided the property line is set back a minimum of 300 feet from educational facilities, public parks, religious places of worship, and residential zoning districts.</p> <p>2) Hotels and motels shall comply with the following:</p> <p>(a) The sanitary regulations of the Clermont County General Health District, the regulations of the building code, and any other regulation required by law.</p> <p>(b) The lot required for hotels-motels with greater than 5 rooms shall have a minimum lot area of 40,000 square feet and the buildings and structures shall not occupy, in aggregate, more than 25 percent of the lot area.</p> <p>(c) Each sleeping unit shall have a minimum floor area of 150 square feet.</p> <p>(d) All areas used for automotive access and parking shall comply with the applicable provisions of this resolution.</p> <p>(e) All areas not used for access, parking, circulation, buildings, and service, shall be completely and permanently landscaped.</p> <p>(f) The entire site shall be maintained in a neat and orderly condition.</p> <p>3) Any enlargement or extension of an existing hotel or motel shall require application for a zoning permit as if it were a new establishment. No enlargement or extension to any hotel or motel shall be permitted unless the existing one is brought into substantial conformance with all the requirements for hotels and motels as established in this section.</p>
Hotel/Motel Definition	Hotel or Motel A building in which lodging, with or without meals, is offered for compensation and in which there are accommodations. for more than five boarders.
Bed and Breakfast	The maximum occupancy for boarders shall be for up to five persons rooms , excluding any residents or family members of the residence

Landscaping

Required Landscaping (Front Yard)		Commercial/Industrial Street Side Plantings
Street Trees		One canopy tree per every 50 linear feet of street length, including driveway cuts, shall be provided. If trees are not permitted in the ROW due to utilities or other restrictions, the requirement may be modified to be met by way of the planting of the front yard buffer trees planted as an adjacent streetscape buffer outside of the ROW
Vegetative Cover		A vegetative live ground cover shall be used on all landscaped areas except mulched planting beds
Front Yard		15' yard width minimum, 1 Canopy Tree and 10 shrubs per 50 linear feet
Foundation Plantings		Planting shall be within planting beds at least 5' in width. Primary materials shall be shrubs and ornamental grasses that cover at least (75%) of the planting area
Maintenance		All landscaping placed in the ROW is to be secured by a maintenance agreement to be recorded with the County Recorder
Review		The Zoning Commission may approve variations in the landscape plan if it is determined that the spirit and intent of the Resolution and Land Use Plans are better served

**Non-Residential Accessory
Uses**

Adjust
20.36

Use	Current Permitted	Current Unpermitted	Current Conditional Use	Proposed Permitted	Proposed Unpermitted	Proposed Accessory CUP
Drive Thrus	AS, API, I, AI, NB, GB		AN			AN, AS, API, I, AI, NB, GB

Site Reviews

Architectural Design Standards for Nonresidential Buildings (Reviews)	9.03 C) 2)	The Zoning Inspector may choose to send the application to the Zoning Commission at their next regularly scheduled meeting for review and an administrative determination of compliance with these architectural standards and site layout.
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PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 27, 2023

Pierce Township – Zoning Text Amendment

APPLICANT: Pierce Township Zoning Commission
950 Locust Corner Road
Pierce Township, OH 45242

REQUEST: Modifications to the Pierce Township Zoning Resolution as follows:
Use Tables defining permitted, unpermitted, and conditional land uses,
including conditions associated with said uses.

PROPOSED TEXT AMENDMENTS: See attached Exhibit A.

STAFF ANALYSIS:

Pierce Township has recently completed a land use survey to better understand the community's wants, needs, and desires. Specifically, residents were asked what types of businesses and commercial uses the township should promote and, by default, not promote or de-emphasize based on citizen responses. The results of the survey led the Township to place a temporary moratorium on Auto Services for a period of eight months to study the issue and address residents' concerns related to those particular uses. In addition to the moratorium and resident survey, additional research was conducted to determine how to adjust the zoning code to accomplish the following:

- De-emphasize undesirable uses along the commercial corridor and update conditions required for such uses.
- Add front yard landscaping requirements to new commercial areas.
- Modify definitions of and requirements for hotels and related establishments.
- Require drive-thru to be reviewed as a conditional use.

The study also indicated that enhanced landscaping, buffering, and uses setbacks in the commercial area were key to improving design and aesthetics. In addition, the Township believes that promoting compatible uses located near one another will enhance the commercial areas of the Township.

The proposed text amendments, attached as Exhibit A, are tools for the Township to promote the vision of the study. There are three ways in which the text amendments provide a pathway to implement the vision; 1) Alter the approval process for various uses based on the underlying zoning district; 2) Add conditions for approval of de-emphasized and other uses; and 3) Adjust and clarify definitions of various facilities.

The proposed text amendments do not 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. In addition, the text amendments fulfill the mission of ORC 519.02, which permits the regulation of land uses.

RECOMMENDATION:

Staff recommends a motion to **RECOMMEND APPROVAL** of Pierce Township Text Amendments as submitted.

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June 27, 2023

Planning Commission
2381 Clermont Center Dr
Batavia, Ohio 45103

RE: Text Amendments on Select Uses

Based upon feedback received in the 2022-2023 Land Use Plan Survey, it has come to staff’s attention that there are various uses that many in the community would like to de-emphasize. When asked: *What new businesses and commercial uses should Pierce Township promote? (Select all that apply)*. The following uses received favorability responses of 5% or less.

Fast Food Restaurants	5%
Auto Services (Repair, Washing, Gas Stations)	3%
AirBnB Style Lodging	2%
Storage	1%
Auto Sales	1%

The Board of Trustees then passed a temporary moratorium on December 28, 2022 (Resolution 2022-059) regarding Storage and Auto Services (including auto body repair, fuel services, sales and rental, service and repair, washing facilities, and wrecking/salvage/junk facilities) for a period of 8 months until regulations can be put in place to craft regulations that adequately reflect the community’s vision for the future.

The enclosed research details the staff recommended modifications to accomplish the following:

- De-emphasize undesirable uses along the commercial corridor
- Add front yard landscaping requirements to new commercial uses
- Update the use conditions (Primarily screening and landscaping) for de-emphasized uses
- Clarify the difference between a small hotel (5 rooms or fewer) and larger establishments
- Drive-thrus are required to be reviewed by the Conditional Use Permit (CUP) process
- Bed and Breakfasts in the SFR changed from Permitted to CUP and 5 person limit changed to 5 rooms

History: The Zoning Commission initiated the application to proceed with the Amendments at their June 6, 2023 meeting.

Request: A motion to recommend approval of Zoning Text Amendments regarding Storage, Hotels/Motels, Automotive and Fast-Food Uses and Landscaping in Pierce Township



DRAFT 2023 Pierce Township Land Use Plan Support

Summary: The DRAFT 2023 Pierce Township Land Use Plan (now referred to as the Plan) was recommended for adoption at the June 7, 2023 Board of Trustees Public Hearing. A draft resolution has been prepared for consideration at the June 14, 2023 Board of Trustees meeting.

The proposed changes herein are supported by the Plan and are further illustrated.

Commercial Development Concerns:

- Low levels of landscaping
- Visual clutter along the commercial corridor
- Proliferation of auto oriented uses

2022-2023 Land Use Plan Survey:

What new businesses and commercial uses should Pierce Township promote? (Select all that apply). The following uses received favorability responses of 5% or less.

Fast Food Restaurants	5%
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Storage	1%
Auto Sales	1%

Land Use, Design and Economic Development (LD&E):

Goal 1. Promote commercial development in key nodes areas

~Enhanced landscaping buffering and lighting

~Sprawling/linear auto-oriented commercial development will be de-emphasized along the SR 125 Corridor and node areas

Goal 2. Improve design/aesthetics and remove blight

~Improve storage and use regulations to reduce outdoor storage and clutter, including adding performance standard(s) such as buffer/enhanced setbacks from ROW for storage use(s)



Goal 6. Properly regulate and enable development of Industrial uses/sites to minimize impact

Goal 7. Promote high quality development

Policies/Actions:

1.2 Craft text amendments requiring that new commercial site plans should be reviewed by the Zoning Commission, update commercial architectural and landscaping standards, formulate big box retail regulations and craft more stringent standards for auto uses and outdoor storage, including proper siting and update non-conforming standards

1.5 Encourage compatible use clusters and discourage incompatible uses

Use Table Modifications

Use	Current Permitted	Current Unpermitted	Current Conditional Use	Proposed Permitted	Proposed Conditional Use	Proposed Unpermitted
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Warehousing	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Wholesale Commercial	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Auto Body Repair	AI, I	AN, NB	AS, GB		AI, I	AS, AN, NB, GB
Wrecking/Salvage/Junk	I	AN, AS, NB, GB	AI		AI, I	AS, AN, NB, GB
Auto Service and Repair	AI, I	AN, NB	AS, GB		AS, GB, AI, I	AN, NB
Auto Washing Facilities	AI, I	AN, AI, NB	AS, GB		AS, GB	AN, AI, NB, I
Auto Sales/Rental	I	AN, AI, NB	AS, GB		AS, GB	AN, AI, NB, I
Auto Fuel Sales	I	AN, AI, NB	AS, GB		AS, AI, I, GB	AN, NB
Contractor or Construction Sales and Rental (remove redundancy)	AS, AI, I	AN, NB, GB		AI, I		AN, NB, GB, AS
Construction Contractor	REMOVE	REMOVE	REMOVE	REMOVE	REMOVE	REMOVE
Distillery/Brewery						PR (in DO)
Hotels/Motels	GB, I, AS	NB, AI	AN		GB, AS, AN, NB	I, AI
Bed and Breakfast (Only SFR Analyzed)	SFR				SFR	

Amelia Neighborhood Business (AN)

Amelia Suburban Business (AS)

Amelia Industrial (AI)

Neighborhood Business (NB)

General Business (GB)

Industrial (I)

Single Family Residential (SFR)

Downtown Overlay (DO)

Use Conditions	
Storage	<p>A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement</p>
Warehousing	<p>A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement</p>
Wholesale Commercial	
Auto Body Repair	<p>A. All repairs shall and work shall be performed within a fully enclosed building B. Vehicles awaiting repair or that have been repaired may not be stored on site for longer than thirty (30) days C. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement</p>
Wrecking/Salvage/Junk	<p>A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement</p>
Auto Service and Repair	<p>A. All repairs shall and work shall be performed within a fully enclosed building B. Vehicles awaiting repair or that have been repaired may not be stored on site for longer than thirty (30) days</p>
Auto Washing Facilities	
Auto Sales/Rental	<p>A. Buffer areas between the ROW and outdoor vehicle display(s) shall incorporate 3' tall decorative stone/masonry/brick wall(s) along 40% of the required buffer length. Decorative walls shall not obstruct visibility for entering or existing the site</p>
Auto Fuel Sales	<p>A. Gasoline canopies must be sited secondarily to the primary structure on site and be designed in a manner to create a strong association with the primary building. B. Columns should be primarily masonry and the rooflines should be pitched in a manner similar to the primary building (6/12 pitch or steeper). C. Buffer areas between the fuel pumps and the ROW shall incorporate 3' tall decorative stone/masonry/brick wall(s) along 40% of the required buffer length. Decorative walls shall not obstruct visibility for entering or existing the site</p>
Contractor or Construction Sales and Rental	<p>D. Businesses employed in the sale of gasoline fuel(s) shall maintain a minimum setback of 550' from all residentially zoned property and/or residential uses, schools and daycares, as measured from the vent piping</p>
Contractor or Construction Sales and Rental	<p>A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement</p>

	<p>1) Hotels and motels with greater than 5 boarding rooms may be operated in the applicable zoning district provided the property line is set back a minimum of 300 feet from educational facilities, public parks, religious places of worship, and residential zoning districts.</p> <p>2) Hotels and motels shall comply with the following:</p> <p>(a) The sanitary regulations of the Clermont County General Health District, the regulations of the building code, and any other regulation required by law.</p> <p>(b) The lot required for hotels-motels with greater than 5 rooms shall have a minimum lot area of 40,000 square feet and the buildings and structures shall not occupy, in aggregate, more than 25 percent of the lot area.</p> <p>(c) Each sleeping unit shall have a minimum floor area of 150 square feet.</p> <p>(d) All areas used for automotive access and parking shall comply with the applicable provisions of this resolution.</p> <p>(e) All areas not used for access, parking, circulation, buildings, and service, shall be completely and permanently landscaped.</p> <p>(f) The entire site shall be maintained in a neat and orderly condition.</p> <p>3) Any enlargement or extension of an existing hotel or motel shall require application for a zoning permit as if it were a new establishment. No enlargement or extension to any hotel or motel shall be permitted unless the existing one is brought into substantial conformance with all the requirements for hotels and motels as established in this section.</p>
Hotel/Motel Definition	Hotel or Motel A building in which lodging, with or without meals, is offered for compensation and in which there are accommodations. for more than five boarders.
Bed and Breakfast	The maximum occupancy for boarders shall be for up to five persons rooms , excluding any residents or family members of the residence

Landscaping

Landscaping Req'd (Front Yard)		Commercial/Industrial Street Side Plantings
Street Trees		One canopy tree per every 50 linear feet of street length, including driveway cuts, shall be provided. If trees are not permitted in the ROW due to utilities or other restrictions, the requirement may be modified to be met by way of the planting of the front yard buffer trees planted as an adjacent streetscape buffer outside of the ROW
Vegetative Cover		A vegetative live ground cover shall be used on all landscaped areas except mulched planting beds
Front Yard		15' yard width minimum, 1 Canopy Tree and 10 shrubs per 50 linear feet
Foundation Plantings		Planting shall be within planting beds at least 5' in width. Primary materials shall be shrubs and ornamental grasses that cover at least (75%) of the planting area
Maintenance		All landscaping placed in the ROW is to be secured by a maintenance agreement to be recorded with the County Recorder
Review		The Zoning Commission may approve variations in the landscape plan if it is determined that the spirit and intent of the Resolution and Land Use Plans are better served

**Non-Residential Accessory
Uses**

Use	Current Permitted	Current Unpermitted	Current Conditional Use	Proposed Permitted	Proposed Unpermitted	Proposed Accessory CUP
Drive Thrus	AS, API, AI, NB, GB		AN			AN, AS, API, AI, NB, GB

Adjust
20.36

Site Reviews

**Architectural Design
Standards for Nonresidential
Buildings (Reviews)**

9.03 C)
2)

The Zoning Inspector may choose to send the application to the Zoning Commission at their next regularly scheduled meeting for review and an administrative determination of compliance with these architectural standards and site layout.