

ARTICLE 14: PLANNED COMMUNITY FACILITIES DISTRICT (PCF)

Section 1401: Intent and Purpose

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

1401.01 It is the policy of the Township to permit the creation of the Planned Community Facilities District to:

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

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

1401.03 The provisions of this Article shall apply to all lands zoned in the Planned Community Facilities District (PCF).

- A) Any Lot or Tract depicted on the Zoning Map as being wholly or partially within the Hoover Reservoir Watershed shall also be subject to the additional provisions established within Article 7 of this Zoning Resolution, the Hoover Watershed Overlay District (HOD). Should these two articles conflict with one another, the requirements of Article 7 shall apply unless otherwise expressly stated within this Resolution.

Section 1402: Contiguity of Land and Project Ownership

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

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

Section 1403: Permitted Principal Uses

1403.01 Art galleries, libraries, museums, memorials, monuments, and other such facilities.

1403.02 Private, or parochial schools and other similar types of educational facilities.

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- 1403.03 General or special Hospitals and Medical Clinics, convalescent centers, institutions for the care of children or senior citizens, that are not considered a Residential Care Facility.
- 1403.04 Senior citizen retirement, residential and congregate care centers, that are not considered a Residential Care Facility.
- 1403.05 Religious Establishments as regulated by Section 1706.
- 1403.06 Clubs.
- 1403.07 Private Recreational Facilities as regulated by the following:
- A) Minimum Lot Area or Tract size for a private recreational facility shall be no less than five (5) acres.
 - B) Setbacks:
 - 1) Front: 100 feet for structures and 75 feet for parking;
 - 2) Rear: 75 feet; and
 - 3) Side: 75 feet.
 - C) Driveways and parking areas shall be at least fifty (50) feet from any adjacent parcels where residences are a permitted Use.
 - D) Where a landscaped screen is not already required adjacent to another Lot, one (1) deciduous tree shall be provided for every forty (40) feet of parking lot boundary and loading/unloading area, plus a three (3) foot average height continuous planting, hedge, Fence, Accessory Wall, or earth mound. The same parking lot perimeter screening shall also be provided adjacent to the public Right-of-Way. At least one (1) tree per five thousand (5,000) square feet of parking area shall be provided within the parking lot.
 - E) Lighting shall be installed in accordance with the provisions of Article 21.
 - F) Limitation on Use - All activities shall be conducted entirely within an enclosed Building.
 - G) Parking - All such Uses shall provide the total number of spaces required of the specific combination of recreation facilities provided, based on the following:
 - 1) Auditoriums, arenas, stadiums, and gymnasiums: One (1) space for every four (4) seats capacity;
 - 2) Recreation centers: One (1) space for every two hundred fifty (250) square feet of floor space except those designed for use exclusively by senior citizens, or youth under age sixteen (16), in which case there shall be one (1) space for every seven hundred fifty (750) square feet;
 - 3) Skating rinks: One (1) space per three hundred (300) square feet of gross Floor Area;
 - 4) Swimming Pools: one (1) space for every seventy-five (75) square feet of water surface;
 - 5) Tennis, racquetball, and handball courts: Four (4) spaces for each playing court; and
 - 6) All recreational Use shall provide, in addition to the above standards, one (1) space for every two (2) employees on the largest work shift.
 - H) Accesses and Traffic Impact - Access shall be from an Arterial Street, a Collector Street or shall be provided in a manner that does not cause heavy traffic on residential Streets.
- 1403.08 Agriculture exempted from zoning by the Ohio Revised Code per Section 1714.
- 1403.09 Agritourism exempted from zoning by the Ohio Revised Code per Section 1715.
- 1403.10 Farm Markets exempted from zoning by the Ohio Revised Code per Section 1716.

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- 1403.11 Public and private utilities as regulated by Section 102.06 and Article 22.
- 1403.12 Governmental Facilities as regulated by Section 102.07.
- 1403.13 Outdoor advertising and Signs as regulated by Section 102.09 and Article 22.
- 1403.14 Day Care Centers as regulated by Section 1703.
- 1403.15 Residential Care Facilities for six (6) or more residents (excluding caregivers) as regulated by Section 1704.
- 1403.16 Greenspace and landscape buffers.

Section 1404: Permitted Accessory Uses

- 1404.01 Accessory Buildings and Structures as further regulated by Section 1609.
- 1404.02 Portable Storage Units as regulated by Section 1707.
- 1404.03 Off-street parking and loading areas as regulated by Article 19.
- 1404.04 Residences for custodians or guards.
- 1404.05 Offices, Retail operations, and or Service Businesses incidental and ancillary to the principal Use.
- 1404.06 Fences, Accessory Walls, and Retaining Walls as regulated by Article 20.
- 1404.07 Aerial Antennas and Satellite Dish Antennas as regulated by Section 2203.
- 1404.08 Temporary Uses and Special Events as regulated by Section 1702.
- 1404.09 Agriculture exempted from zoning by the Ohio Revised Code per Section 1714.
- 1404.10 Agritourism exempted from zoning by the Ohio Revised Code per Section 1715.
- 1404.11 Farm Markets exempted from zoning by the Ohio Revised Code per Section 1716.
- 1404.12 Public and private utilities, including telecommunication towers, as regulated by Section 102.06 and Article 22.
- 1404.13 Governmental Facilities as regulated by Section 102.07.
- 1404.14 Outdoor advertising and Signs as regulated by Section 102.09 and Article 18.

Section 1405: Reserved

Section 1406: General Requirements

No Use shall be approved in a Planned Community Facilities District until the applicant certifies as part of the Final Development Plan that:

- 1406.01 The proposed Buildings or Use shall be located on a major Arterial or Collector street so as to generate a minimum of traffic on local streets. Elementary schools and playgrounds or parks intended for neighborhood use may, however, be located on local streets.
- 1406.02 The proposed Buildings or Use shall be located in accordance with this Article.
- 1406.03 The density of land use within a Planned Community Facilities District shall not exceed 1.0 Dwellings per Net Developable Acre unless otherwise authorized by a Divergence that has been reviewed and approved in accordance with the standards set forth in Section 2707 of this Resolution.
- 1406.04 One or more Buildings or permitted Uses may be placed on a Lot, however the maximum square feet of first Floor Area for all Buildings on a site shall be determined by the ratio of: Maximum first floor Building area in square feet = lot size in acres x 7,500 sq. ft.
- 1406.05 If multiple Buildings are constructed on a site there shall be a minimum of twenty (20) feet separating them.

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- 1406.06 Reserved.
- 1406.07 Parking accommodations and loading areas shall be provided pursuant to a layout plan designed by the applicant showing traffic movement, ingress and egress, traffic control points, the number and size of parking spaces, and service areas. All parking and loading areas shall conform to the requirements of Article 19.
- A) Planned Community Facilities Districts less than twenty (20) or more acres in area shall have direct access to one (1) Arterial Street.
 - B) Planned Community Facilities Districts of twenty (20) or more acres in area shall have direct access to one (1) Arterial Street and to one (1) Collector Street and/or two (2) access points on an Arterial street.
- 1406.08 Parking areas shall be adequately lighted. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any adjoining property or upon any public street.
- 1406.09 Applicant shall submit a letter from the Genoa Township Fire Chief certifying that all applicable fire codes have been met and that the equipment of the Genoa Township Fire Department as well as that of those departments which provide mutual aid to the township are able to maneuver throughout the site.
- 1406.10 All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- 1406.11 Reserved.
- 1406.12 At least forty percent (40%) of the gross acreage shall be reserved as Open Space, as defined herein. In computing the amount of Open Space, entrance features, road Rights-of-Way of all types, paved vehicular areas including parking areas and driveways shall be excluded.
- 1406.13 Storm Water Management – all Planned Developments shall have a storm water management plan, approved by the Delaware County Engineer’s Office, if required.
- 1406.14 Parking and Loading Areas
- A) Reserved.
 - B) All automobile parking lots shall be screened from adjoining streets and adjoining residential properties in accordance with Article 20.
- 1406.15 Streets – All Streets including private Streets shall conform to specifications as set forth in the Delaware County Subdivision Regulations. Public road improvements in Planned Developments shall require the following:
- A) All Street drainage shall be enclosed;
 - B) Curbs and gutters shall be installed; and
 - C) All Streets shall have a minimum pavement width of twenty-two (22) feet.
- 1406.16 Walkways –All walkways shall be constructed of a suitable, dust free, hard surface material. Mulch or other similar surfaces may be permitted for walking trails in areas the Zoning Commission feels are appropriate.
- 1406.17 Trees
- A) The clearing of land shall be kept to a minimum to help preserve the existing natural conditions.
 - B) No land shall be cleared of trees more than fifteen (15) feet from the foundation of a proposed Building. An exception to this requirement shall be granted in the case of those trees that should be removed due to malformation, disease, safety hazards, or to the general benefit of

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surrounding trees. The foregoing shall be considered as a guideline for preservation of the natural environment.

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

1406.18 Landscaping – All nonresidential Use areas shall be landscaped. The developer shall submit a conceptual landscaping plan to be reviewed as part of the development plan. All areas shall be seeded or sodded in accordance with the approved development plan before a Certificate of Zoning Compliance is issued.

1406.19 Trash, Junk, and litter shall be controlled and stored in containers. Dumpsters, and other similar types of large waste containers which are typically not moved by Manual means, and which are not considered to be a Portable Storage Unit, shall not be permitted in a required Front Yard and shall be enclosed and screened in accordance with Section 2003.

Section 1407: Prohibited Uses

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

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

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

1407.04 Sexually Oriented Businesses.

1407.05 Residential Care Facilities for five (5) or fewer residents, excluding care givers.

1407.06 Agriculture, Agritourism, and Farm Markets not otherwise exempted from zoning by the Ohio Revised Code.

Section 1408: Dimensional Requirements

1408.01 Minimum Setbacks shall be as identified in the table below. Should the Lot or Tract be Contiguous to a Lot or Lots within multiple Zoning Districts, the most restrictive Setback applicable to the Yard in question shall apply.

	RR	SR	PRD	CB	PCD	LI or PID	PCF
Front Parking	75 feet	75 feet	75 feet	30 feet	30 feet	30 feet	30 feet
Front Driveway	75 feet	50 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Side Parking & Drive	25 feet	25 feet	25 feet	6 feet	6 feet	6 feet	6 feet
Front Parking	75 feet	75 feet	75 feet	30 feet	30 feet	30 feet	30 feet
Rear Parking & Drive	75 feet	75 feet	75 feet	6 feet	6 feet	6 feet	6 feet
Building, Front	75 feet	75 feet	75 feet	50 feet	100 feet (from existing roads) 50 feet (from new, proposed roads)	100 feet (from existing roads) 50 feet (from new, proposed roads)	50 feet

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Building, Side	Note A	Note A	Note A	25 feet	25 feet	25 feet	25 feet
Building, Rear	Note B	Note B	Note B	25 feet	25 feet	25 feet	25 feet

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

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

1408.02 Building Height limits: Unless otherwise permitted in Section 1616, no Building in this District shall exceed thirty-five (35) feet in height. No Aerial Antenna or tower shall be constructed to a height greater than the distance from the center of the base thereof to the nearest Lot Line less ten (10) feet of said Tract.

Section 1409: Administration and Enforcement

1409.01 Pursuant to Ohio Revised Code Section 519.021(A), this District may be permitted upon application and approval of specific and detailed Final Development Plans and all shall require amendments to the official Zoning Map. Approval for Planned Development Rezoning applications may be granted pursuant to ORC 519.12 only when the plan for the project complies with these regulations and promotes the general public health, safety, morals, and general welfare and encourages the efficient use of land and resources, promotes greater efficiency in providing public and utility services and encourages innovation in the planning and building of the development.

1409.02 Applications and requests pertinent to the Planned Community Facilities District, including: Zoning Map Amendments, Preliminary Development Plans, Final Development Plans, Final Development Plan amendments, Divergences, subdivisions, Zoning Permits, and Certificates of Compliance, shall be administered in accordance with Article 27.

1409.03 Enforcement shall be conducted pursuant to Section 2713.