

- (g) Parking Requirements. See Chapter 1183.
- (h) Loading and Unloading Areas. See Chapter 1183.
- (i) Signs. See Chapter 1187 for size and location of permitted signs. (Ord. 82-1 Passed 2-16-82.)

1159.12 PLANNED INDUSTRIAL DISTRICT.

(a) Policies Underlying Use of Zone. The provisions of this district are provided in recognition that many industrial establishments seek to develop within unified industrial areas having all necessary services and facilities comprehensively provided in accordance with a predetermined development plan. As in the Planned Commercial Zone, provisions of this zone are formulated to encourage a high degree of coordinated development upon well landscaped premises. Particular attention is devoted to design of the periphery of the development with the objective of compatibility with surrounding land uses.

(b) Permitted Uses. Those uses included as permitted and accessory uses in I-1 Industrial District.

(c) Arrangement of Industrial Uses.

- (1) A planned industrial area shall provide for the harmony of buildings and a compact grouping in order to economize in the provision of such utility services as are required. Thoroughfares shall be kept to a minimum throughout a planned industrial area in order to reduce through traffic.
- (2) Industrial uses and parcels shall be developed to the degree possible utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas or docks, and/or outdoor storage of raw material or products.

(d) Area Requirements. The minimum land area for a Planned Industrial Development shall be ten acres.

(e) Structure Spacing. A minimum of fifty feet shall be required between adjacent buildings.

(f) Setback and Screening. A setback of 100 feet shall be provided along the entire perimeter of the development, except where it adjoins a business or Industrial District in which case setback and screening requirements shall be at the discretion of the Planning Commission. Where situated adjacent to a residentially zoned area, a minimum of thirty feet along the exterior property line shall be retained in natural woods, or be suitable landscaped with a dense planting of evergreens not less than four feet in height at the time of planting. Such landscaping shall be fifty percent (50%) or more opaque when viewed horizontally between two feet and eight feet above average ground level. A suitably designed fence or wall may be substituted for such screen plantings at the discretion of the Planning Commission, if in certain cases natural plantings are deemed infeasible. Screening facilities shall not obscure traffic visibility within fifty feet of an intersection.

- (g) Parking Requirements. See Chapter 1183.
- (h) Loading and Unloading Areas. See Chapter 1183.
- (i) Signs. See Chapter 1187.
(Ord. 82-1 Passed 2-16-82.)

1159.13 PRELIMINARY PLAN STAGE REVIEW.

(a) Application. An application for preliminary planned unit development shall be filed with the Chairman of the Planning Commission by at least one owner or lessee of property for which the planned unit development is proposed. At a minimum, the application shall contain the following information filed in triplicate:

- (1) Name, address and phone number of applicant.
- (2) Name, address and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.
- (3) Legal description of property.
- (4) Description of existing use.
- (5) Zoning district(s).

(b) Material to be Submitted with Applications.

- (1) Identification of all property owners within the proposed district, evidence of unified control of the entire area of the district, tentative agreement of all owners to proceed with development according to plans, and timing schedule approved if the proposed amendment is passed, and to bind their successors in title to abide by any final commitments made, and evidence of financial capability to complete the development according to plan or to provide adequate sureties for completing.
- (2) A map or maps indicating the relation of the proposed district to the surrounding area. As appropriate to the development proposed, such map or maps shall demonstrate access to major streets, and show the approximate location and sizes of existing public sewers, water lines and storm drainage systems and other utilities systems and installations which will be expected to serve the development. In the case of planned developments, to contain housing, location of schools and nearby commercial facilities shall be indicated.
- (3) Topographic data map drawn to a scale of 100 feet to one inch by a registered surveyor and/or engineer showing:
 - A. Boundary lines; bearings and distances,
 - B. Easements; location, width, and purpose,
 - C. Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site,
 - D. Ground elevations of the tract; for land that slopes less than one half percent (.5%), show one foot contours; for land that slopes more than one half percent (.5%) show two contours,
 - E. If deemed necessary, subsurface conditions on the tract, including the location and results of tests made to ascertain the conditions of the subsurface soil, rock and ground water, and the existing depth of the groundwater.

(c) A preliminary development plan and report, with maps at a scale of 100 feet or less to the inch, including as appropriate to the following information, presented in generalized form:

- (1) Proposed land uses and appropriate height, bulk and location of principal structures sufficient to permit an understanding of the style of the development. Proposals containing residential units shall specify the number of housing units by size and type proposed within the initial phase of the proposal or within the overall development if the development is not to be staged.
- (2) Proposed automotive and pedestrian circulation patterns, including streets by type (major, collector, or minor) width, public or private, and pedestrian ways. Existing or plotted streets proposed to be vacated.
- (3) Major off-street parking areas.
- (4) Proposed parks, playgrounds, school sites, pedestrian parkways and other major open spaces as well as the general form of organization proposed to own and maintain any common open space.
- (5) General location of utilities installations and easements.
- (6) If development is to be in stages indication as to order and timing of development, and demonstration that each stage, when completed, would compliment any completed earlier, and would form a reasonably independent unit even though succeeding stages were delayed.
- (7) Proposals for expediting provisions of public facilities, utilities or services where lacking or unlikely to be available when needed for the planned development, or for providing suitable private facilities, utilities or services. A report shall be provided if appropriate in a particular development, containing proposals for improvement and continuing maintenance and management of any private streets.
- (8) The substance of covenants, grants and easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities.
(Ord. 82-1 2-16-82.)

1159.14 FINAL PLAN STAGE.

- (a) Plans and Reports. Final development plans and reports shall include:
- (1) A map or maps in the form required by the Subdivision Regulations for final plats of subdivisions, with such modifications and additions as required concerning such items as building sites when used as a substitute for lots, common open space not dedicated for public use, and other matters as appropriate to planned developments generally or to the specific planned development.

Similar modifications of standards contained in the Subdivision Regulations or in other regulations or policies applying generally may be reflected in such maps and report if the Planning Commission shall find and shall certify, after consultations with other agencies of government as appropriate in the specific case, that the public purposes of such regulations or policies are as well or better served by specific proposals of the formal plan and reports.

- (2) A general site and land use plan for the planned development as a whole, indicating sub-areas for phased development if any, and showing location and use of structures and portions of structures in relation to building site lines, building sites reserved for future use and uses for which sites are reserved, automotive and pedestrian circulatory networks, principal parking areas, open space not in building sites and use for which it is intended, and such other matters as are required to establish a clear pattern of the relationships to exist between structures, uses, circulation and land.

(b) Agreements, Contracts, Etc. Agreements, contracts, deed restrictions, and sureties:

The applicant shall guarantee the installation of the public improvements specified in the Final Development Plan through one of the following methods:

- (1) Filing a performance and labor and material payment bond in the amount of one hundred ten percent (110%) of the estimated construction cost as determined by the Village.
- (2) Depositing or placing in escrow or certified check, cash, or other acceptable pledge, in the amount of one hundred ten percent (110%) of the construction cost as approved by the Village.

(c) Detailed Plans. Before any building permit may be issued in the planned development, detailed plans for individual buildings or groups of buildings shall be submitted to the Planning Commission for approval. Such plans shall be in accord with the final development plan and report as approved by the Planning Commission, and shall be in sufficient detail to permit determinations as to compliance with the requirements of the Zoning Ordinance with respect to the particular planned development district and uses involved. The plans shall include:

- (1) Site plans for the building site or sites, indicating relationship to adjoining areas.
 - (2) Floor plans of the buildings involved, indicating horizontal dimensions, uses of space, and floor areas.
 - (3) Elevations of the buildings involved, indicating height and, if required in determinations for the particular building or use, location and dimensions of all windows and other glassed areas.
- (Ord. 82-1 Passed 2-16-82.)

**CHAPTER 1159
Planned Developments**

<p>1159.01 Types of planned developments.</p> <p>1159.02 Purposes.</p> <p>1159.03 Procedure for approval.</p> <p>1159.04 Changes in the Planned Development.</p> <p>1159.05 Schedule of construction.</p> <p>1159.06 Effect of denial of a Planned Development.</p> <p>1159.07 Revocation.</p>	<p>1159.08 Violations.</p> <p>1159.09 Planned Residential Development.</p> <p>1159.10 Planned Manufactured Home Residential District.</p> <p>1159.11 Planned Commercial District.</p> <p>1159.12 Planned Industrial District.</p> <p>1159.13 Preliminary Plan Stage Review.</p> <p>1159.14 Final Plan Stage.</p>
---	---

CROSS REFERENCES

Zoning appeals to housing projects - see Ohio R. C. 3735.44
Administration - see P. & Z. Ch. 1125

1159.01 TYPES OF PLANNED DEVELOPMENTS.

Types of planned developments include PR (Planned Residential District), PMH (Planned Mobile Home Residential District), PC (Planned Commercial District), PI (Planned Industrial District). Use groupings within each district shall be governed by the requirements specified for each respective district described within Section 1159.09 through 1159.12. (Ord. 82-1. Passed 2-16-82.)

1159.02 PURPOSES.

(a) Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the actions of the Planning Commission.

- (5) The location and arrangement of structures, parking areas, walks, lighting, and appurtenant facilities shall be compatible with the surrounding land uses, and any part of a Planned Development not used for structures, parking and loading areas, or accessways, shall be landscaped or otherwise improved.
- (6) Natural features such as water courses, trees, and rock outcrops will be preserved, to the degree possible, so that they can be incorporated into the layout to enhance the overall design of the Planned Development.
- (7) The layout must be designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provisions of proposed services.
- (8) In any development which is primarily designed for or occupied by dwellings, all electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be placed underground by the developer, unless waived by the Planning Commission because of the technical reasons.
(Ord. 82-1. Passed 2-16-82.)

1159.03 PROCEDURE FOR APPROVAL.

(a) Preapplication Conference.

- (1) Prior to filing a formal application for approval of a Planned Development, the developer shall request a preapplication conference with the Planning Commission.
- (2) The purpose of such conference is to allow the developer to present a general concept of his proposed development prior to the preparation of detailed plans. For this purpose the presentation shall include, but not be limited to, the following:
 - A. Written "letter of intent" from the developer establishing his intentions as to development of the land.
 - B. Topographic survey and location map.
 - C. Sketch plans and ideas regarding land use, dwelling type and density, street and lot arrangement, and tentative lot sizes.
 - D. Tentative proposals regarding water supply, sewage disposal, surface drainage, and street improvements.
- (3) The Planning Commission shall advise the developer of the zoning requirements and Village Plans which might affect the proposed development as well as the procedural steps for approval.

(b) Preliminary Plan. The Preliminary Plans of the Planned Development shall be filed with the Zoning Inspector, who shall in turn forward copies to the Planning Commission for consideration.

The required procedure for consideration and approval of the preliminary plan shall be:

- (1) Submission of the following:

(c) Final Plan. The final Planned Development plan shall conform substantially to the preliminary plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved preliminary plan which is proposed to be recorded and developed; provided, however, that such portion conforms to all requirements of these regulations. The required procedure for approval of a final plan shall be:

- (1) The final plan and supporting data shall be filed with the Zoning Inspector who in turn forwards copies to the Planning Commission for certification that the final plan is in conformity with these regulations and in agreement with the approved preliminary plan.
- (2) After review of the final plan and supporting data, the Planning Commission shall approve or disapprove the plan within sixty days after submittal by the developer. Disapproval of the final plan shall include a clear statement of the reasons therefor.
- (3) The Planning Commission shall then forward the final plan together with their recommendations to Council. Council shall review the recommendations of the Planning Commission at the next regular meeting of Council, and shall approve, approve subject to conditions, or deny the final application.

(d) Recording of Final Development Plan.

- (1) After approval by Council of the final plan, the Zoning Inspector shall see that all requirements of Section 1159.14 have been complied with before the Final Development Plan is presented to the Preble County Recorder for recording.
- (2) The purpose of such recording is to designate with particularity the land subdivided into conventional lots as well as the dimension of other lands, not so treated, into common open areas and building areas, and to designate each building or structure, as well as the use of the land in general.
- (3) No Final Development Plan within the corporate limits of Lewisburg shall be so recorded unless it shall have the approval of Council inscribed thereon.

(e) Building Permit. No building permit shall be issued by the Building Inspector until the Final Development Plan has been approved and duly recorded and the Planning Commission has approved the detailed plans (described in Section 1159.14(c)).

(f) Utilities. The building official shall issue no certificate of occupancy until all utilities have been accepted by the Village in accordance with the Final Development Plan.
(Ord. 82-1. Passed 2-16-82.)

1159.04 CHANGES IN THE PLANNED DEVELOPMENT.

A Planned Development shall be developed only according to the approved and recorded final plan and all supporting data. The recorded final plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use or premises (including the interval use of buildings and structures) and location of structures in the Planned Development as set forth therein.

1159.09 PLANNED RESIDENTIAL DEVELOPMENT.

(a) Policies Underlying Use of Zone. This district is intended to provide a good deal of flexibility in the arrangement and design of residential dwellings, based upon a unified development plan conceived and carried out for an entire area. Within this district, appropriate and reasonable population density is maintained while a variety of dwelling unit types is permitted. Natural features such as topography, trees and drainage ways are encouraged to remain in their natural state to the degree possible. Such developments are generally characterized by a significant proportion of usable open space, and a unified design concept with particular attention devoted to the periphery of the development, with the objective being the compatibility of the development with its surroundings.

(b) Permitted Uses.

- (1) Those uses included as permitted and accessory uses in R-1 through R-3 Residential Districts developed in a unified manner in accordance with the approved development plan.
- (2) Convenience establishments as accessory uses which have been established as necessary for the proper development of the community and to be so located, designated and operated to serve primarily the needs of the persons within the Planned Development if specifically approved as part of the Planned Development Plan. Uses shall be generally limited to those uses permitted in the NB District, with no direct access or advertising signs for such uses to be visible from the exterior of the development.
- (3) Such convenience establishments and their parking areas shall not occupy more than five percent (5%) of the total area of the development.
- (4) No separate building or structure designed or intended to be used, in whole or part, for business purposes within a Residential Planned Development shall be constructed prior to the construction of not less than thirty percent (30%) of the dwelling units proposed in the development plan.

(c) Area Requirements. The minimum land area required for a Planned Residential Development shall be five acres. This area requirement may be varied at the discretion of the Planning Commission and Council if it can be demonstrated that a variance is necessary to achieve an improved site design and that surrounding neighborhoods and public facilities will not be adversely affected.

(d) Density Requirements. Any combination or cluster of housing units is permitted, provided that the average lot area per family or dwelling unit contained in the site, exclusive of the area of street rights-of-way, parking areas and commercial area, will not be less than eighty percent (80%) of the lot area per family required in the district in which the site is located. This density requirement may be varied at the discretion of the Planning Commission and Council if it can be demonstrated that a variance is necessary to achieve an improved site design and that surrounding neighborhoods and public facilities will not be adversely affected.

1159.10 PLANNED MANUFACTURED HOME RESIDENTIAL DISTRICT.

(a) Policies Underlying Use of Zone. This district is intended to permit the development of Manufactured Home Parks in association with other residential development types while maintaining a reasonable population density and by providing for the unique requirements for this type of development. The provisions of this district are established to assure that the site design and arrangement in relation to other areas together with the provisions of associated facilities result in an attractive, orderly and efficient residential environment of sustained desirability in harmony with adjacent areas.

(b) Permitted Uses.

(1) Manufactured home parks.

- A. Manufactured home (not self-propelled vehicles).
- B. Modular or sectional homes.

(c) Accessory Use.

- (1) Coin-operated laundry, laundry and dry cleaning pick-up stations for use of tenants only. No external sign of any nature whatsoever shall be permitted.
- (2) Other accessory uses, buildings or structures customarily incidental to the aforesaid use.
- (3) On-site manufactured home sales. The sales of manufactured homes within a manufactured home park or subdivision shall be a conditional use having a one year duration. Such use shall be reviewed at the end of the first year for possible extension for an additional year, in total representing a maximum two year duration. Such sales areas shall be well screened from the residential section of the park or subdivision and shall be located at the periphery of the site. All signs used for advertising shall be unobtrusive to the surrounding property.
- (4) Neighborhood commercial facilities. In manufactured home parks of fifty acres or more, neighborhood commercial facilities such as markets, barbers, beauty shops, doctor's office, etc. may be planned in conjunction with a manufactured home park but may not be physically occupied until the park is seventy-five percent (75%) occupied by residents.

(d) Minimum Floor Area. Individual manufactured homes located within the PMH district shall have a minimum floor area of 1000 square feet.

(e) Area Requirements. Each manufactured home park shall have a minimum gross site area of ten acres.

(f) Density Requirements. Gross density for a manufactured home park shall not exceed six dwelling units per acre.

(g) Utilities.

- (1) Public utilities. Each manufactured home park shall be served by public water and sewer systems.

(j) Setback Requirements. The following setback requirements for all manufactured homes located in a manufactured home park shall apply:

- (1) From all perimeter lot lines: 50 feet.
- (2) From any manufactured home located in the manufactured home park: 18 feet.
- (3) From any community building: 50 feet.
- (4) From any public or private street located within the park: 18 feet.

(k) Required Open Space. A minimum of ten percent (10%) of the gross site area shall be set aside and reserved for usable open space. Such open space shall be in one or more parcels, not less than one acre each. The minimum dimension of such open space shall be 200 feet in any direction. For the purposes of this section, "Usable Open Space" means parks, common open areas, and areas containing a combination of community service buildings (clubhouses, swimming pools, etc.) and outdoor recreation areas.

(l) Parking Requirements. Two paved, off-street parking spaces having a minimum area of 200 square feet shall be provided for each manufactured home site. Such parking space shall be located either on the manufactured home site, behind the front setback area, or in a common parking area within the manufactured home park.

(m) Signs. Signs within the manufactured home development shall be limited to a name plate attached to each manufactured home, which is no larger than one square foot, directional signs indicating the location of utility buildings, including management office, parking areas and common recreation areas, and traffic control signs.

(n) Miscellaneous Requirements.

- (1) Lighting. Appropriate lighting shall be provided along all interior roadways, and walkways. All lights shall be so positioned and shaded to avoid a glare on adjoining properties.
- (2) Drainage. Each manufactured home space shall be so constructed to provide adequate storm water drainage from ramps, patios, and all walls and foundations of the manufactured home to the roadway.
- (3) Fuel supply. Where fuel is stored in outdoor storage tanks, they shall be supported by a concrete base and screened from view of surrounding manufactured home spaces and the street.
- (4) Enclosed undercarriage. All manufactured homes located in manufactured home parks shall be enclosed from the bottom of the structure to the ground.
- (5) Refuse containers. All refuse containers shall be screened from view of surroundings manufactured home spaces and the street.
(Ord. 1996-22. Passed 12-26-96.)

- (g) Parking Requirements. See Chapter 1183.
- (h) Loading and Unloading Areas. See Chapter 1183.
- (i) Signs. See Chapter 1187 for size and location of permitted signs. (Ord. 82-1 Passed 2-16-82.)

1159.12 PLANNED INDUSTRIAL DISTRICT.

(a) Policies Underlying Use of Zone. The provisions of this district are provided in recognition that many industrial establishments seek to develop within unified industrial areas having all necessary services and facilities comprehensively provided in accordance with a predetermined development plan. As in the Planned Commercial Zone, provisions of this zone are formulated to encourage a high degree of coordinated development upon well landscaped premises. Particular attention is devoted to design of the periphery of the development with the objective of compatibility with surrounding land uses.

(b) Permitted Uses. Those uses included as permitted and accessory uses in I-1 Industrial District.

(c) Arrangement of Industrial Uses.

- (1) A planned industrial area shall provide for the harmony of buildings and a compact grouping in order to economize in the provision of such utility services as are required. Thoroughfares shall be kept to a minimum throughout a planned industrial area in order to reduce through traffic.
- (2) Industrial uses and parcels shall be developed to the degree possible utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas or docks, and/or outdoor storage of raw material or products.

(d) Area Requirements. The minimum land area for a Planned Industrial Development shall be ten acres.

(e) Structure Spacing. A minimum of fifty feet shall be required between adjacent buildings.

(f) Setback and Screening. A setback of 100 feet shall be provided along the entire perimeter of the development, except where it adjoins a business or Industrial District in which case setback and screening requirements shall be at the discretion of the Planning Commission. Where situated adjacent to a residentially zoned area, a minimum of thirty feet along the exterior property line shall be retained in natural woods, or be suitable landscaped with a dense planting of evergreens not less than four feet in height at the time of planting. Such landscaping shall be fifty percent (50%) or more opaque when viewed horizontally between two feet and eight feet above average ground level. A suitably designed fence or wall may be substituted for such screen plantings at the discretion of the Planning Commission, if in certain cases natural plantings are deemed infeasible. Screening facilities shall not obscure traffic visibility within fifty feet of an intersection.

(c) A preliminary development plan and report, with maps at a scale of 100 feet or less to the inch, including as appropriate to the following information, presented in generalized form:

- (1) Proposed land uses and appropriate height, bulk and location of principal structures sufficient to permit an understanding of the style of the development. Proposals containing residential units shall specify the number of housing units by size and type proposed within the initial phase of the proposal or within the overall development if the development is not to be staged.
- (2) Proposed automotive and pedestrian circulation patterns, including streets by type (major, collector, or minor) width, public or private, and pedestrian ways. Existing or plotted streets proposed to be vacated.
- (3) Major off-street parking areas.
- (4) Proposed parks, playgrounds, school sites, pedestrian parkways and other major open spaces as well as the general form of organization proposed to own and maintain any common open space.
- (5) General location of utilities installations and easements.
- (6) If development is to be in stages indication as to order and timing of development, and demonstration that each stage, when completed, would compliment any completed earlier, and would form a reasonably independent unit even though succeeding stages were delayed.
- (7) Proposals for expediting provisions of public facilities, utilities or services where lacking or unlikely to be available when needed for the planned development, or for providing suitable private facilities, utilities or services. A report shall be provided if appropriate in a particular development, containing proposals for improvement and continuing maintenance and management of any private streets.
- (8) The substance of covenants, grants and easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities.

(Ord. 82-1 2-16-82.)

1159.14 FINAL PLAN STAGE.

(a) Plans and Reports. Final development plans and reports shall include:

- (1) A map or maps in the form required by the Subdivision Regulations for final plats of subdivisions, with such modifications and additions as required concerning such items as building sites when used as a substitute for lots, common open space not dedicated for public use, and other matters as appropriate to planned developments generally or to the specific planned development.