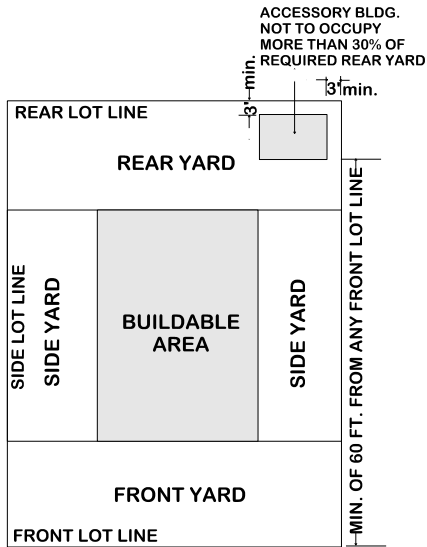
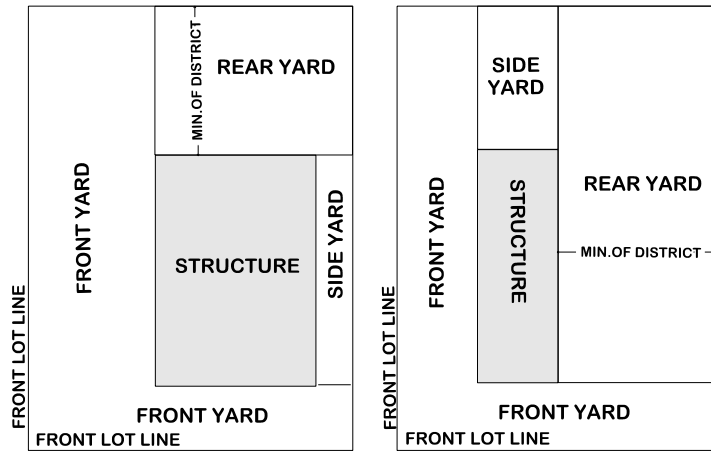


**A-1 ILLUSTRATION OF LOT, YARD AND BUILDING REQUIREMENTS**

**BUILDABLE AND NON-BUILDABLE AREAS**



**REAR YARDS ON CORNER LOTS**

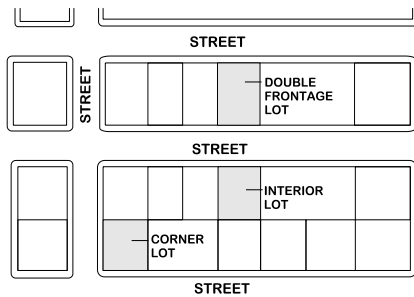


**REAR YARD OPTION 1**

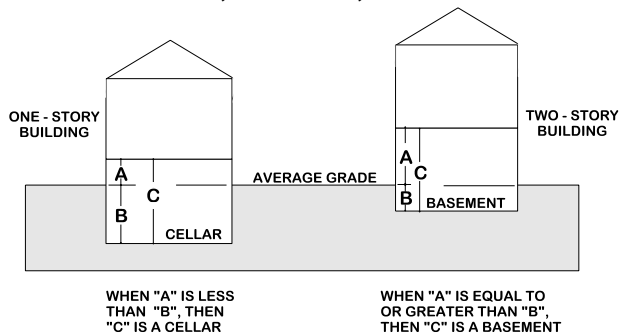
**REAR YARD OPTION 2**

On corner lots the rear yard is generally considered to be parallel to the street upon which the lot has its least dimension as depicted in "Rear Yard Option 1". However, the rear yard may be approved parallel to the street upon which the lot has its greatest dimension, if the minimum distance from the structure to the rear property line complies with the minimum rear yard setback required in the zone district as depicted in "Rear Yard Option 2".

**LOT TYPES**



**CELLAR, BASEMENT, AND STORY**



## A-2 RECOMMENDED PLANT LIST

### A-2.1 Recommended Canopy Trees

Botanical/Common Name	Height at Maturity
Acer rubrum (Red Maple)	65'
Acer saccharum (Sugar Maple)	90'
Fraxinus americana 'Rosehill' (Rosehill Ash)	90'
Fraxinus pennsylvanica 'Marshall's Seedless (Marshall's Seedless Ash)	80'
Gleditsia triacanthos inermis 'Shademaster' (Shademaster Honeylocust)	70'
Quercus rubra (Red Oak)	90'
Tilia cordata (Littleleaf Linden)	60'
Ulmus hollandica (New Dutch Elm)	70'

### A-2.2 Recommended Understory Trees

Botanical/Common Name	Height at Maturity
Amelanchier laevis (Allegheny Serviceberry)	30'
Crataegus species (Hawthorne)	15-28'
Koelreutaria paniculata/Goldenraintree)	30'
Malus species & cultivars (Crabapple)	10-30'
Pyrus calleryana 'Aristocrat' (Aristocrat Pear)	30'

### A-2.3 Recommended Evergreen Trees

Botanical/Common Name	Height at Maturity
Picea abies (Norway Spruce)	90'
Pinus nigra (Austrian Pine)	80'
Pinus strobus (White Pine)	100'

### A-2.4 Recommended Deciduous Shrubs

Botanical/Common Name	Height at Maturity
Forsythia intermedia (Border Forsythia)	8'
Hamamelis virginiana (Common Witchhazel)	12'
Hydrangea quercifolia (oakleaf Hydrangea)	5'
Ligustrum obtusifolium regelianum (Regal Privet)	6'
Lonicera fragrantissima (Winer Honeysuckle)	10'
Myrica pennsylvanica (Northern Bayberry)	12'
Spiraea vanhouttei (Vanhoutte Spirea)	6'
Viburnum dentatum (Arrowwood Viburnum)	8'
Viburnum prunifolium (Blackhaw Viburnum)	10'

### A-2.5 Recommended Evergreen Shrubs

Botanical/Common Name	Height at Maturity
Juniperus pfitzeriana (Pfitzer Juniper)	8'
Taxus media 'densiformis (Dense Yew)	4'
Taxus media 'Hicksii' (Hick's Yew)	10'

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## A-3 GUIDELINES

### A-3.1 AUTOMATIC TELLER MACHINES (ATM'S)

The specifications for the ATM should achieve the public interest in safe movement of pedestrian and vehicular traffic, visibility, convenience, identification, community character and proper integration with the surrounding area through acceptable compliance with the following standards:

- a. Size Will not exceed maximum 8 ft. length, 3 ft. width, 8 ft. height.
- b. Location The location of such drive-in and/or walk-up ATM will be so designed that it will not interfere with the circulation of pedestrian or vehicular traffic on the surrounding parking lot or the adjoining streets, alleys, or sidewalks.
- c. Signage Will not exceed maximum 15% of surface area positioned on the structure (name & logo)
- d. Lighting Will utilize existing lighting plan, and supplemented only with self contained operational/security lighting.
- e. Stacking & Circulation Will provide minimum of five spaces designed to not prohibit use of required parking.
- f. Number of Stations Will not exceed maximum of one per Planned District.
- g. Parking Will maintain parking requirements for the existing district.

### A-3.2 OUTSIDE LIGHTING

- a. Height Range by Activity Level\* low: 10 ft. to 16 ft. medium: 10 ft. to 24 ft. high: 10 ft. to 32 ft. (also should not exceed permitted building height)
- b. Average Illuminance by Activity Level\* low: 1.0 footcandle medium: 2.0 footcandle high: 3.0 fc
- c. Maximum Illumination (footcandles) by Activity Level\* low: 5.0 footcandle medium: 10.0 footcandle high: 15.0 footcandle
- d. Uniformity of Illumination (maximum/minimum footcandle ratio) should not exceed 15:1
- e. Illumination of Access Drive should not exceed average footcandles maintained at adjacent public road
- f. Color Rendition
- g. Metal Halide or Quartz Incandescent Luminaires should be used where color quality may affect the public interest.
  1. High Pressure Sodium Luminaires should only be used where cost and energy efficiency are essential and color quality will not adversely affect the public interest.
  2. Mercury Vapor and Low Pressure Sodium Luminaires are unacceptable if within public view.
- h. Glare Control
  1. All outdoor lighting for non-residential uses should be located, screened, or shielded so adjacent lots in residential districts are not directly illuminated.
  2. No outdoor lighting should be of such an intensity or brilliance as to cause glare or to impair the vision of drivers, pedestrians, employees or neighbors.
  3. Perimeter lighting should be a cut-off ("shoe box" type) fixture that results in not more than .5 footcandle at adjacent residential property lines.

#### NOTES:

\*Examples of Activity Levels for Open Parking Facilities

High: Regional shopping centers, motorist services at expressway interchanges, major league athletic facilities, major cultural or civic facilities

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- Medium: Community shopping centers, multi-family dwellings, office parks, hospitals, commuter lots, community facilities (cultural, civic, recreational)
- Low: Neighborhood shopping centers, educational facilities, churches, local commercial uses.

### **A-3.3 OUTSIDE STORAGE OF MERCHANDISE AT SELF-SERVICE GASOLINE/CONVENIENCE STORE, & GENERAL RETAIL FACILITIES**

The specifications for outside storage should achieve the public interest in safe movement of pedestrian and vehicular traffic, visibility, convenience identification, community character and proper integration with the surrounding area through acceptable compliance with the following standards:

- a. Location
  1. Outside storage should comply with all required building setbacks.
  2. No outside storage should be permitted directly in front of the building (i.e., pedestrian or vehicular access
  3. Outside storage should be located so that the dispensing area is at all times in clear view of the attendant and so such storage does not create any obstacle between the dispensing area and the attendant control area.
  4. No outside merchandise display or storage shall be permitted with the required front yard.
- b. Size
  1. Outside storage should be limited to a maximum of ten (10) percent of the building interior sales floor area measured in square feet.
  2. No single outside storage area should contain more than fifty (50) percent of the square footage allowable.
- c. Advertising
  1. No advertising of merchandise located in outside storage areas is permitted.
  2. Vehicles should not be part of the outside storage display.

### **A-3.4 AUTOMOBILE, MOTOR VEHICLE AND BOAT SALES, STORAGE LOTS, DEALERSHIPS – NEW AND USED, MOTOR VEHICLE or BOAT REPAIR ESTABLISHMENTS**

Motor vehicle sales lots or dealerships as well as repair establishments shall ensure safe site ingress and egress and onsite vehicular traffic circulation. Visibility, convenience, identification, community character and proper integration with the surrounding area shall be achieved through acceptable compliance with the following standards;

- a. Streetscape and Residential Buffers
  1. All vehicle storage, sales and repair lots or yards shall provide a minimum 10 foot wide streetscape buffer in accordance with Section 14-8 Streetscape Buffer.
  2. All vehicle storage, sales and repair lots or yards shall provide a minimum 10 foot wide residential boundary buffer regardless of overall development IRS, when adjacent to any residential use of district, in conformance with Section 14-7 Boundary Buffer.
- b. Interior Site Landscape and design Standards
  1. All interior site landscaping requirements shall apply for all impervious parking surface areas dedicated to parking, display, storage and/or repair staging in conformance with 12-6.2 Total Landscaping.

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2. Required customer parking areas shall conform to minimum design and layout standards per 12-4 Design of Parking Areas.
- c. Storage or Repair of Wrecked, Inoperable or Abandoned Motor Vehicles or Boats
1. No wrecked, inoperable or abandoned vehicles or boats shall be stored outside on any motor vehicle or boat sales or dealership lot.
  2. The exterior storage of any inoperable or abandoned vehicle or boat on the lot of any permitted motor vehicle or boat repair establishment shall be restricted to vehicles on the premises solely for the purpose of repair and or restoration provided no such vehicle or boat remains outside for more than 30 days prior to its repair.
  3. No automobile, motor vehicle or boat repair shall be performed outside on any automobile or motor vehicle and boat sales or repair establishment

**A-4 PETITION FOR ZONING REFERENDUM (SEE OHIO REVISED CODE SECTION 3501)**

The form of a petition calling for a zoning referendum and the statement of the circulator shall be in substantially the following form:

**"PETITION FOR ZONING REFERENDUM"**

(if the proposal is identified by a particular name or number, or both, these should be inserted here).

A proposal to amend the zoning map of the Unincorporated area of Green Township, Hamilton County, Ohio, adopted \_\_\_\_\_ (date) (followed by a brief summary of the proposal).

To the Board of Trustees of Green Township of Hamilton County, Ohio:

We, the undersigned, being electors residing in the Unincorporated area of Green Township, included within the Northeast Green Township Zoning District, equal to not less than eight per cent of the total vote cast for all candidates for governor in the area at the preceding general election at which the governor was elected, request the Board of Trustees of Green Township to submit this amendment of the zoning resolution to electors of \_\_\_\_\_ Township, residing within the Unincorporated area of the township included in the Township Zoning Resolution, for approval or rejection at a special election to be held on the day of the next primary or general election to be held on \_\_\_\_\_ (date) pursuant to Section 303.12 of the Ohio Revised Code.

Signature Street Township Precinct County

STATEMENT OF CIRCULATOR

\_\_\_\_\_ (name of circulator) declares under penalty of election falsification that (s)he is an elector of the state of Ohio and resides at the address appearing below his/her signature hereto; that (s)he is the circulator of the foregoing part petition containing (number) signatures; that (s)he witnessed the affixing of every signature; that all signers were to the best of his/her knowledge and belief qualified to sign; and that every signature is to the best of his/her knowledge and belief the signature of the person whose signature it purports to be.

Signature of circulator

Address  
City/village/township, zip code

“THE PENALTY FOR ELECTION FALSIFICATION IS IMPRISONMENT FOR NOT MORE THAN SIX MONTHS, OR A FINE OF NOT MORE THAN ONE THOUSAND DOLLARS, OR BOTH.”

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## **A-5: ZONING APPLICATION REQUIREMENTS**

### **A-5.1 LETTER**

- A. The location and size of the property
- B. Clear and accurate description of the proposed construction or use of the property
- C. Specific sections of the zoning resolution that the proposed site plan is in violation of, and from which a variance is being requested (BZA applications only)
- D. State the hardship, facts and reasons why the variance sought should be granted (BZA applications only)

### **A-5.2 SITE PLAN (Provide up to 14 copies upon request)**

- A. Surveyor's Seal
- B. Name of person(s) preparing plan
- C. Title, name of owner and name of builder
- D. North Arrow (North to top of plan)
- E. Property lines, property dimensions, street name(s), site size
- F. Existing and proposed buildings and other structures
- G. Distance from structures to property lines
- H. Paving, Parking areas, driveways, walks, etc.
- I. Parking space, aisle and drive dimensions & parking analysis (when applicable)
- J. Identify land uses on parcels adjoining the proposed site
- K. Streetscape and boundary buffer yards and interior landscape (when applicable)
- L. Existing and proposed grades
- M. Easements & purpose of easements

### **A-5.3 LANDSCAPE AND LIGHTING PLAN – When applicable – (Provide 14 copies)**

- A. Landscape Architects Seal
- B. Streetscape buffer yard width and location
- C. Boundary buffer yard(s) width and location
- D. Interior landscape areas width and location
- E. Detailed schedule of planting materials including type, caliper and location within each yard or area
- F. Location of any exterior light fixtures or poles

### **A-5.4 STRUCTURAL DRAWING (Provide 7 sets of Elevation Drawings)**

### **A-5.5 APPLICATIONS (Complete 1 copy)**

- A. Applications are available in the department
- B. Call (513) 574-4848 and applications can be mailed

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### **A-5.6 LIST OF OWNERS**

- A. Typewritten list of names and addresses of property owners within 200 ft. of the property requesting the variance
- B. List may be prepared from the County Auditor's current tax list

### **A-5.7 FEES**

- A. Fee is required for all applications filed
- B. Call (513) 574-4848 for fee amounts
- C. Fees are non-refundable

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