

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF PUBLIC HEARING NOVEMBER 22, 2016

The Harrison Township Trustees held a Public Hearing on November 22, 2016 at the Township Hall. The Public Hearing was called to order at 6:00 p.m. by the Chairman, Eric Smith and he led those present in the Pledge of Allegiance. The purpose of this hearing is to consider and act upon the proposed changes and proposed additions presented by the Harrison Township Zoning Commission as follows:

- 1.) Article 15 B BUSINESS DISTRICTS
- 2.) Article 16 M-1 GENERAL MANUFACTURING DISTRICT
- 3.) Article 26 ARCHITECTURAL STANDARDS FOR NON-RESIDENTIAL BUILDINGS (New Article).

The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Eric Smith
Trustee	Mark Van Buren
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Tom Frederick
Guest	Vickie Noble, Zoning Secretary
Guest	Tony Sharp
Guest	Laney McLaughlin

This Public Hearing was recorded by Traci E. Peoples, court reporter from Anderson Reporting Services, Inc. She swore in all who wished to speak.

Tom Frederick, Zoning Inspector, reviewed the three Articles. For Article 15, if approved as presented, Tom will make changes on the zoning permit application.

Article 26 would be a new addition. Tom stated that this has been a two year project. He has worked with the Licking County Planning Commission and the Licking County Prosecutors Office. The Zoning Commission was not allowed to address materials of construction. In 26.04 Architectural Standards (page 3 of 9), 2. Building Exteriors and Colors A: "natural appearance" was used. In B: Exterior Colors, the wording chrome was reviewed by the Architect (Project Architecture).

Trustee Smith thanked Tom and the Zoning Commission for creating this Article from a blank slate.

-Mark Van Buren moved to adopt the following with the proposed changes and proposed additions, as submitted to the Board of Trustees:

- 1.) Article 15 B BUSINESS DISTRICTS
- 2.) Article 16 M-1 GENERAL MANUFACTURING DISTRICT
- 3.) Article 26 ARCHITECTURAL STANDARDS FOR NON-RESIDENTIAL BUILDINGS (New Article).

Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

Being no further business, Chairman Eric Smith adjourned the public hearing at 6:12 p.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,



Carolyn I. Elder
Harrison Township Fiscal Officer

Proposed changes and proposed additions for:

- 1.) Article 15 B BUSINESS DISTRICTS
- 2.) Article 16 M-1 GENERAL MANUFACTURING DISTRICT and 3.) Article 26 ARCHITECTURAL STANDARDS FOR NON-RESIDENTIAL BUILDINGS (New Article).

This information is attached to the November 22, 2016 Public Hearing minutes as presented to the Harrison Township Board of Trustees. Article 15 (6 pages) and Article 16 (3 pages) indicates changes and additions in red print. Article 26 (9 pages) is a new Article.

B - BUSINESS DISTRICTS

15.0 PURPOSE

The purpose of the Business Districts is to provide for a wide range of retail, outlet and wholesale facilities and services of a nature as to be fully compatible in a business district. In addition to the existing B-1 Business District, there are four (4) additional specific B districts: NB, LB, and GB; and PUD, governing future changes to business zoning.

15.01 NB - "Neighborhood Business District"

The purpose of the "Neighborhood Business District" (NB) is to encourage the establishment of neighborhood businesses and services which tend to meet the daily needs of the residents of the immediate neighborhood. Such districts shall reduce parking and traffic congestion as well as discourage large, regional oriented-businesses or other businesses and services that would affect the neighborhood character of the district. Such businesses would normally operate with fixed hours, light traffic, low noise and lighting as not to affect the adjoining properties. This district is also designed to act as a buffer between more intense non-residential uses and residential uses. Strip center development shall be discouraged.

15.02 LB - "Local Business District"

The purpose of the "Local Business District" (LB) is to provide for a wide range of retail facilities and services for a clientele from a larger geographical area with higher traffic, light and noise volume than the NB district. The hours of operation in this district are less restrictive than those of NB district.

15.03 GB - "General Business District"

The purpose of the "General Business District" (GB) is to encourage the establishment of areas for general business uses which meet the needs of a regional market area. Activities in this district are often large space users, and the customers using such facilities generally are from a larger radius or region creating heavier traffic, noise and light. Hours of operation in this district are generally not limited.

15.1 PERMITTED and CONDITIONAL USES IN THE NB, LB, and GB DISTRICTS

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s). The above must comply with 15.6 Screening and Buffer Yard Requirements	P	P	P
Clothing, shoe, variety stores, hardware, appliance, paint and wallpaper stores.	P	P	P
Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, bicycle shops.	P	P	P
Dry cleaning and laundry pick-up stations barber and beauty shops, shoe repair and tailor shops, printing shops.	C	P	P
Nursing homes and licensed day care centers, including adult day care.	C	P	P
Business and professional offices including but not limited to: government offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility company offices.	P	P	P
Accessory structures to any of above permitted	P	P	P
Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s)	C	P	P
Grocery stores, meat markets (excluding slaughter facilities), drug stores, bakeries in conjunction with retail sales, restaurants (excluding drive in/ through establishments) and tea rooms. (Hours to be defined during approval hearing with BZA)	C	P	P
Laundromat and Dry Cleaners	C	P	P
Lodges, fraternal and service organizations	C	P	P
Bed and Breakfast	C	P	P
Places of amusement and assembly.	C	C	P
Construction Sales and Service	C	C	P
Pet shops, commercial kennels and veterinary establishments; however, pet shops and commercial kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.	C	C	C
Single family dwelling, accessory use or structure	€ P	€ P	€ P
Furniture and Department Stores	NA	P	P
Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts)	NA	P	P

Adopted Date 3-21-2016
Effective Date 4-20-2016

<i>Permitted and Conditional Uses by Business District:</i> <i>P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
Cemeteries, mortuaries, funeral homes and crematories	NA	P	P
Supermarket	NA	C	P
Public storage facility	NA	C	P
Motor vehicle services and repair.	NA	C	P
Drive-in/through retail, restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.	NA	C	P
Research facilities	NA	C	C
Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.	NA	C	C
Animal pounds	NA	C	C
Hotels and Motels	NA	NA	P
Motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.	NA	NA	P

15.2 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SET BACKS, LOCATION AND BUFFER REQUIREMENTS

	NB Neighborhood	LB Local	GB General
Maximum Building Size	5,000 sq ft	25,000 sq ft	None
Minimum Lot Size	45,000 sq ft	90,000 sq ft	150,000 sq ft
Lot width @ Building Line	150 ft	300 ft	300 ft
Front Yard	50 ft	50 ft	50 ft
Back Yard	50 ft	50 ft	50 ft
Side Yard	15 ft	15 ft	30 ft
Buffer - if abutting residential use	30 ft	50 ft	100 ft
<i>Abutting Roadway Requirements</i> As defined by Licking County road classification map.	Any Roadway type	Must abut a: Major Collector, Major Arterial or Minor Arterial	Must abut a: Major Arterial or Minor Arterial

15.3 SCREENING/BUFFER REQUIREMENTS

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

15.4 BUILDING HEIGHT REGULATION IN THE BUSINESS DISTRICT

No building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height, except as provided in Article 17.

15.5 RESIDENTIAL USE IN A BUSINESS DISTRICT

Any residence in a Business District, except as addressed in this Article, must follow regulations of the R districts; see Article 13.

15.6 B-1 BUSINESS DISTRICT

15.61 USES PERMITTED IN THE B-1 BUSINESS DISTRICT

1. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s). The above must comply with 15.66 Screening and Buffer Yard Requirements.
2. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s).
3. Furniture, department, clothing, shoe, variety stores, hardware, appliance, paint and wallpaper stores and bicycle shops.
4. Grocery stores, supermarkets, meat markets excluding slaughter facilities, drug stores, bakeries in conjunction with retail sales, restaurants and tea rooms.
5. Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.
6. Barber and beauty shops, shoe repair and tailor shops, printing shops.
7. Business and professional offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility company offices.
8. Lodges, fraternal and service organizations.
9. Public storage facility.
10. Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.
11. Accessory structures to any of above permitted uses.
12. Single family dwelling, accessory use or structure.

15.62 CONDITIONAL USES IN B-1 BUSINESS DISTRICT

1. Motor vehicle services and repair.
2. Vehicle drive-in, drive-in theaters drive-in restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.
3. Animal pounds, pet shops, kennels and veterinary establishments; however, pet shops and kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.
4. Places of amusement and assembly.
5. Adult only entertainment facility providing it is not established within a fifteen hundred (1500) foot radius of any or all property lines of churches, day care facilities, nursing homes, any schools, library or teaching facilities whether public, private, governmental or commercial, boundaries of residential districts, recreational facilities, lot lines of lots or PUD's devoted to residential use, from an already existing adult oriented business or one that has received a conditional use permit, or from any structure that contains a residence.
6. Research facilities.
- ~~7. Single family dwelling, accessory use or structure.~~
8. Construction Sales and Service.
9. Laundromat, dry cleaning and laundry pick-up stations
10. Day care centers and nursing homes
11. Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motor cycle shops.
12. Motels and hotels shall be subject to the provisions of Article 23. (See Article 23.0 HOTELS AND MOTELS, General Requirements for additional requirements.)
13. Cemeteries, mortuaries, funeral homes and crematories

15.63 REQUIRED LOT AREA AND LOT WIDTH IN THE B-1 BUSINESS DISTRICT

1. All residential uses to be accommodated in the B-1 Business District shall meet the minimum lot width requirements of the R-45 Residential District.
(Please see Article 13.7)
2. All commercial buildings shall be located on a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) feet at the building line.

15.64 BUILDING HEIGHT REGULATION IN THE B-1 BUSINESS DISTRICT

See Article 15, Section 15.4 BUILDING HEIGHT REGULATION IN THE BUSINESS DISTRICT.

15.65 BUILDING YARDS IN THE B-1 BUSINESS DISTRICT

1. Residential Uses: each residence in the B-1 Business District shall meet the minimum yard requirements of the R-45 Residential District.
(Please see Article 13.8)
2. Commercial Structures: each shall have the following minimum yard spaces:

Front Yard: 50 feet
Side Yard: 15 feet each side
Rear Yard: 50 feet

Corner lots shall meet minimum front yard requirements of each side of the lot frontage.

15.66 SCREENING/BUFFER YARD REQUIREMENTS

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use:	30 feet wide
M-1 District and/or Use:	10 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

15.67 RESIDENTIAL USE IN A B-1 BUSINESS DISTRICT

See Article 15, Section 15.5 RESIDENTIAL USE IN A BUSINESS DISTRICT.

Revisions:

- Adopted Date 3-21-2016, Effective Date 4-20-2016
- Adopted Date 8-18-2015, Effective Date 9-17-2015
- 05-20-2013
- Added references to B-1 Business district throughout
- Article 15.3, deleted requirements, added reference to Article 10.17.
- Inserted Article 15.6
- Adopted Date 5-20-2013, Effective Date 6-19-2013
- Adopted Date 12-03-2007, Effective Date 01-03-2008
- Adopted Date 8-18-2015, Effective Date 9-17-2015

M-1 GENERAL MANUFACTURING DISTRICT

16.0 PURPOSE

The purpose of the M-1 District is to encourage the development of manufacturing and wholesale business establishments, which focus on production of a finished product rather than raw good manufacturing. These manufacturing/business establishments will be clean, quiet and free of hazardous or objectionable elements which would create a nuisance or are hazardous. Hazardous/objectionable elements include noise, vibration, gas, fumes, odors, dust, smoke or glare; fire hazard, dangerous radiation or other injurious or obnoxious conditions. This manufacturing district will generate a minimum of industrial traffic.

16.1 PERMITTED USES

1. Any use permitted in Article 15.1.
2. Agriculture/Agriculture Production
3. Nursery-Plant Materials, Greenhouse-Commercial
4. Clothing goods, apparel, and accessories involving no onsite tanning or dyeing
5. Canning and preserving fruits and vegetables
6. Wholesale bakery
7. Candy and other confectionery products processing
8. Publishing and/or printing of periodicals, newspapers, greeting cards and books
9. Commercial printing
10. Book binding and related industries
11. Manufacturing of the following:
 - a. Glass products made of purchased glass
 - b. Machinery, office equipment, and furniture
 - c. Electronic components, computers, accessories, and communication equipment
 - d. Engineering, laboratory, scientific and research instruments and associated equipment
 - e. Surgical, medical, optical, and dental instruments and supplies
 - f. Watches, clocks, clockwork operated devices and parts
 - g. Photographic equipment and supplies
 - h. Fur goods and/or personal leather goods involving no on-site tanning or dying
 - i. Signs
 - j. Non-metallic goods
 - k. Electric lighting and wiring

12. Single family dwelling and accessory use or structure

16.2 CONDITIONAL USES (refer to Article 4)

1. Any conditional use in Article 15.1
- ~~2. Single family dwelling and accessory use or structure~~
3. Heavy vehicle services, express cartage and trucking facilities, large item machinery.
4. Laundry and dry cleaning plants.

5. Linen, towels, diaper and shop supply services.
6. Frozen food lockers, food processing plants.
7. Lumber Mill
8. Building materials (general retail)
9. General warehousing/storage (excluding flammable, toxic, or explosive materials). Any outdoor storage requires an eight (8) foot opaque fence.
10. Sheet Metal work
11. Machine shops, jobbing, and repair
12. Beverage industries
13. Manufacturing of the following:
 - a. Metal Can and Container
 - b. Household appliance
 - c. Miscellaneous electrical machinery, equipment, and supplies
 - d. Musical instruments and parts
 - e. Toys, amusements, sporting and athletic goods
 - f. Pens, pencils, and other office and artist material
 - g. Farm equipment
14. Aircraft landing, storage and maintenance facilities

16.3 REQUIRED LOT AREA LOT/WIDTH

Each use to be established in the M-1 District shall provide a minimum lot area of five (5) acres or 217,800 sq. ft. and a minimum lot width of three hundred (300) feet of road frontage.

16.4 BUILDING HEIGHT REGULATION

No dwelling shall exceed two and one half (2½) stories or thirty-five (35) feet in height. No other building shall exceed fifty (50) feet in height.

16.5 YARDS REQUIRED

All structures except conditional use single family dwellings (see 16.7) to be constructed, altered, or moved in the M-1 District shall provide yards of the following minimum depths:

Front Yard	200 feet	
Side Yard	50 feet	Except where a side yard abuts an unlike land use in which case a side yard of one hundred (100) feet shall be provided.
Rear Yard	50 feet	Except where a rear yard abuts an unlike land use in which case a rear yard of one hundred (100) feet shall be provided.

16.6 SCREENING/BUFFER YARD REQUIREMENTS

A buffer yard shall be required along the boundary of all neighboring properties which facilitates unlike land use. The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use:	30 feet wide
All Business Districts and/or Use:	20 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

16.7 REQUIRED FLOOR AREAS – RESIDENTIAL

Single family dwelling is a conditional use. Any building intended, in whole or part, for residential purpose shall meet requirements of Article 13.3.

16.8 LOT AREA AND YARD REQUIREMENTS – RESIDENTIAL

Each residential use to be accommodated in the M-1 District shall comply with the lot area and yard requirements as provided in the R District, see ARTICLE 13.8

16.9 PARKING

Parking requirements shall be as regulated in Article 18.

16.10 SIGNS

Signs shall be as regulated in Article 19.

Previous version: Adopted Date 5-20-2013, Effected Date: 6-19-2013

Revisions:

05-20-2013

- Article 16.6, deleted requirements, added reference to Article 10.17.

Previous version: Adopted Date: 12/05/2005, Effective Date: 01/05/2006

Article 26

Architectural Standards For Non-Residential Buildings

26.01 Establishment and Purpose

Pursuant to Section 519.02 of the Ohio Revised Code (ORC), in the interest of the public convenience, comfort, prosperity, and general welfare, the Harrison Township Board of Trustees hereby establish Article 26: Architectural Standards for Non-Residential Buildings. The purpose of the architectural standards is to ensure the exterior of new construction of non-residential buildings and additions or remodel of existing buildings are well designed, detailed and appropriate to the neighboring area.

Additions and/or remodeling of existing non-residential buildings shall be required to comply with these standards if 50% or more square feet of the existing building's exterior is being added to or remodeled.

26.02 Applicability

The following standards shall apply to all non-residential structures and non-residential accessory buildings within the Business Districts, General Manufacturing District and non-residential buildings in a Planned Unit Development.

26.03 Authority to Review

For the purpose of this section, the Zoning Inspector shall be authorized to review and make decisions on architectural standards as provided for in Section 519.171 of the Ohio Revised Code. All new construction of buildings, additions or remodel to existing buildings shall submit architectural plans prior to or with a Zoning Permit application to the township Zoning Inspector.

1. The Architectural plans are submitted to the Zoning Inspector
2. The Zoning Inspector will deliver a set of plans to the Township's reviewing Architect for a non-binding recommendation for compliance of these regulations.
3. After receiving the Architect's recommendation, the Zoning Inspector will present the plans and the Architect's non-binding recommendation to the Township Zoning Commission for a non-binding recommendation.
4. Once the recommendations are received from the reviewing Architect and the Zoning Commission, the Zoning Inspector will either approve or disapprove the proposed Architectural plans.
5. If approved a Zoning Certificate/Permit will be issued.

26.04 Architectural Standards

A: Ornamentation

All visible facades shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions are strongly encouraged on larger buildings to break long uninterrupted building walls. Massing shall compliment adjacent buildings and developments. See figure 26.01



Figure 26.01 The buildings in the above images contain pilasters, cornices, and a series of facade setbacks (recesses) to visually break up the appearance of large facades.

B: Facade Massing

1. Offset Required:

Front facades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet.

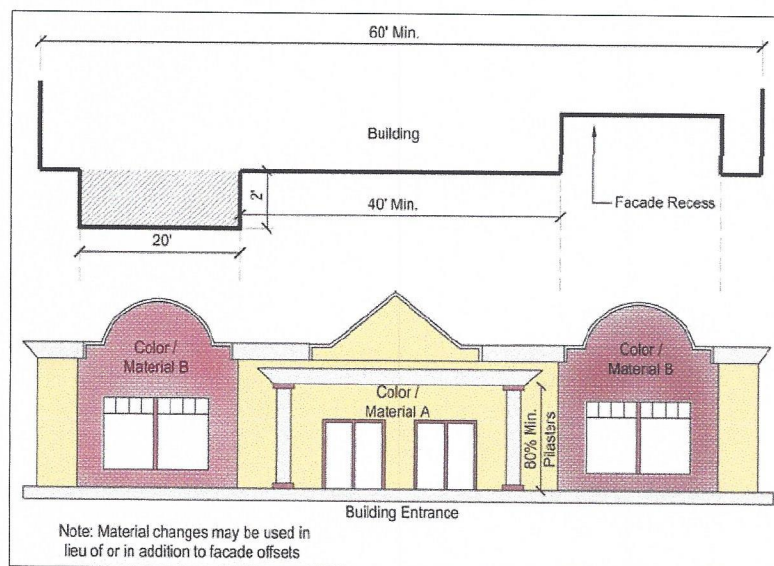


Figure 26.02: Illustration of how the facade offset provisions may be applied.

Offset Alternatives:

The following alternatives can be used in place of the required front facade offsets:

A: Facade color changes following the same dimensional standards as the offset requirements.

B: Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the facade's height.

C: Roofline changes when coupled with correspondingly aligned facade material changes.

2. Building Exteriors and Colors

A: All building facades facing a public or private street and/or right-of-way shall contain no less than 30% of the facade that has a natural appearance.

B: Exterior Colors: The use of bright colors or chrome shall be limited to accent features to the facade and shall be reviewed by the Township's reviewing Architect for compliance with these standards.

3. Roof Line Changes:

A: Roofline changes shall include changes in roof planes or changes in the top of the parapet wall to enhance the massing requirements.

B: When roofline changes are included on a facade that incorporates wall offsets, or material or color changes, the roofline changes shall be vertically aligned with the corresponding wall offset or material or color changes so that the facade appears to be a grouping of buildings instead of one large building. See Figure 26.03



Figure 26.03: Illustration of roofline changes along a long facade wall.

C. ROOFS

1. Flat Roofs

When flat roofs are used, parapet walls with three-dimensional cornice treatment shall conceal them. The cornice shall include a perpendicular projection from the parapet facade plane. Thin parapets such as those shown in Figure 26.04 shall not be permitted. They shall be widened/extended so not to give the appearance of false walls. See. Figure 26.04

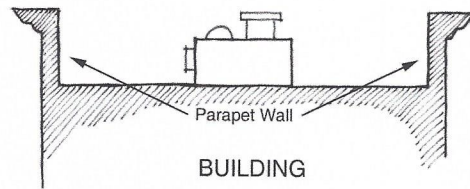


Figure 26.04: The image on the left illustrates the use of parapet walls to screen mechanical equipment. Tall, thin parapets such as the one shown in the image on the right should be avoided to prevent the appearance of false walls.

2. Pitched, Asymmetric or Dynamic Roofs

These roofs forms allude to motion, provide variety and flexibility in nonresidential buildings design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternate to 26.04-C-1 Flat Roofs. See Figure 26.05 for example of a building with a dynamic roof form.



Figure 26.05: An example of a dynamic roof line.

3. Roof Penetrations and Equipment

All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from:

- Public streets
- Existing single family uses
- Vacant land zoned for agricultural or residential; and
- Planned Unit Developments

D. Entrances

1. Entrance Design

Building shall have clearly defined, highly visible entrances that include no less than three of the following design features (See Figure 26.06)

- a) Canopies/porticos above the entrance(s);
 - b) Roof overhangs above the entrance(s);
 - c) Entry recesses/projections;
 - d) Arcades that are physically integrated with the entrance(s);
 - e) Raised corniced parapets above the entrance(s);
 - f) Gabled roof forms or arches above the entrance(s);
 - g) Outdoor plaza adjacent to the entrance(s) having seating.
 - h) Display windows that are directly adjacent the entrance(s);
 - i) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance.
 - j) Integral planters or wing walls that incorporated landscape areas or seating areas.
- A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.



Figure 26.06: Examples of emphasized customer entrances on larger-scale commercial buildings

E. Mechanical Equipment

1. Wall mounted mechanical, electrical, communication equipment, downspouts, gutters, service doors, and other building-mounted utility fixtures, shall be painted and maintained to compliment the building or be screened from view, in compliance with 26.04. F.
2. Mechanical equipment such as transformers and HVAC shall not be located in front yards and shall be screened from view, in compliance with 26.04. F.
from any public road right of way and/or residentially zoned property or property used for residential purposes.
3. All mechanical equipment, including both ground mounted and roof mounted equipment, shall be screened from view, in compliance with 26.04. F.

F. Mechanical Equipment Screening

1. Screening elements shall include walls (same material and color as the principal structure), landscaping, mounds, parapets or enclosures constructed of the same material used on the majority of the principal structure or any combination or as approved or required by the Zoning Inspector. The Zoning Inspector will consider a combination of screening materials that will provide the intent of this article and Article 10.17 so the mechanical equipment is screened from view.
2. The screening elements shall be maintained in good condition.
3. The screening of mechanical equipment will be reviewed on a case by case basis based upon the following determinations:
 - a. Site location relative to adjacent properties and public rights of way.
 - b. Topography of the site relative to adjacent properties and public rights of way.
 - c. Whether the subject screening creates visual inconsistencies with surrounding areas.
 - d. Whether the screening substantially meets the overall intent of the architectural regulations.

G. Truck Docks: All truck docks shall be located so as not to be visible from any public rights of way, residential zoning district, or recorded residential subdivision, (if residential use precedes the non-residential use)- Screening shall be provided in accordance with Article 10.17 up to ten (10) feet in height (from average grade, excluding truck dock ramp below grade) if the truck dock is unable to be located per the regulations above as determined by the Zoning Inspector. (See Figure 26.07 for an illustrative example)

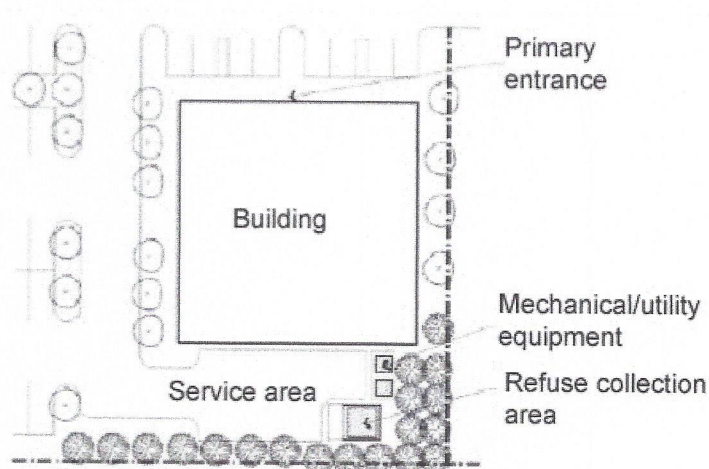


Figure 26.07: Example of screening of truck docks (part of the service area) and dumpsters or other refuse collection containers through the use of increased landscaping and location of such areas to the rear of the structure.

H. Service Doors and Overhead Doors

1. Service doors greater than six (6) feet by eight (8) feet in size or overhead retractable doors used in conjunction with a commercial use shall not be visible from any residentially zoned property, any residential subdivision (if residential use precedes the non-residential use) or any parcel containing a dwelling (unless the parcel is zoned for business use). Screening shall be provided up to six (6) feet in height if the door is unable to be located per the requirements above as determine by the Zoning Inspector. Screening elements shall include walls (same material and color as principal structure), landscaping, mounds, or any combination thereof shall be subject to requirements in accordance with Article 10.17.

I. Dumpster/ Trash & Recycling Containers

1. Dumpsters, trash and recycling containers shall be subject to the requirements of Article 10.17

2. The location of dumpsters, trash and recycling containers shall be subject to the approval of the Zoning Inspector. (See Figure 26.07 for an illustrative example)

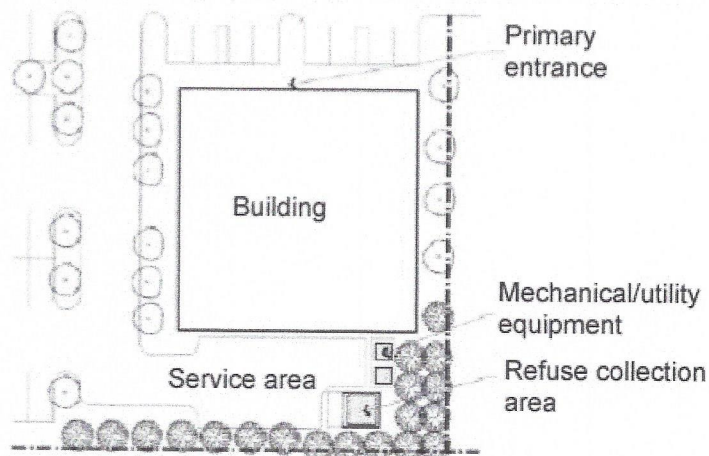


Figure 26.07: Example of screening of truck docks (part of the service area) and dumpsters or other refuse collection containers through the use of increased landscaping and location of such areas to the rear of the structure.

J. Windows

Any window installed shall not cause glare onto adjoining property or public or private road right of ways.

26.05 Other Applicable Zoning Regulations

Architectural Standards Plans shall comply with all other Harrison Township Zoning Regulations.

Other articles shall be reviewed and followed, specifically

Article 14 OUTDOOR LIGHTING

Article 18 OFF STREET PARKING AND LOADING REGULATIONS

Article 19 SIGNS AND OUTDOOR ADVERTISING STRUCTURES

Article 21 AUTOMOBILE SERVICE STATIONS, PARKING GARAGES AND PARKING AREAS

Article 23 MOTELS AND HOTELS

26.06 –Pre-Application Procedure

Prior to submitting an application for a Zoning Permit each applicant, property owner, or developer is encouraged to have a pre-application meeting with the Zoning Inspector and/or the Zoning Commission. The purpose of this pre-application meeting is advise each applicant, property owner, or developer of the Architectural Standards procedure and requirements and discuss any initial concerns and omissions about the Architectural Review Standards.

26.07 – Application and Approval

Architectural plans for the proposed development shall be approved or denied with an application of a Zoning Permit according to Article 5 – Enforcement. Action in the form of approval or denial of an Architectural Standards plan is by the Zoning Inspector in consultation with the Zoning Commission and other agencies. Upon approval of the Architectural Standards Plans application, a Zoning Permit will be provided to the applicant according to Article 5 of this resolution.

An appeal of the Zoning Inspector's denial of an Architectural Standards plan is possible before the Harrison Township Board of Zoning Appeals according to Articles 4.10 and 4.11. Appeal application shall be submitted to the Zoning Inspector.

Application Process Checklist

Prior to submitting an application for a Zoning Permit each applicant, property owner, or developer is encouraged to schedule a pre-application meeting with the Zoning Inspector and/or the Zoning Commission.

1. The applications for a Zoning Permit and Architectural Standards Plan are submitted to the Zoning Inspector.
 - a. See Article 5.1 for details of required content of application
 - b. See Article 5.11 for details of fees, charges and expenses and Article 5.12 for details of no refund of fees.
2. The Zoning Inspector will review the applications. If the submittals are incomplete, they will be returned to the applicant with a list of what is needed.
3. Once completed, the Zoning Inspector will review the applications and the Architectural Standards Plan Application will be sent to the Township Architect for a non-binding recommendation to the Zoning Inspector.
4. The Township Architect will review the application and a report will be provided to the Zoning Inspector.
5. After receiving the Architect's recommendation, the Zoning Inspector will present the plans and the Architect's non-binding recommendation to the Township Zoning Commission for a non-binding recommendation.
6. The Zoning Inspector will make a decision to either approve or disapprove the applications within thirty (30) days of submitting a *complete* application.
 - a. If denied, the applicant can appeal the decision through the Board of Zoning Appeals in accordance with Articles 4.10 and 4.11.