

AMEND: SEC. 3.5905 (6) Protected Uses are those uses listed below and defined as:

~~School means any public or private educational facility, including but not limited to child day care facilities; nursery schools; pre schools; kindergartens; elementary, primary, intermediate, junior high, middle, secondary or high schools; vocational schools; continuation schools; special education schools; junior colleges; colleges and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.~~ EDUCATIONAL FACILITIES SHALL MEAN BUILDINGS, STRUCTURES OR LAND USED TO TEACH STUDENTS. EDUCATIONAL FACILITIES MAY INCLUDE PUBLIC OR PRIVATE: PRE-PRIMARY SCHOOLS, PRIMARY SCHOOLS, ELEMENTARY SCHOOLS, MIDDLE SCHOOLS, HIGH SCHOOLS, VOCATIONAL SCHOOLS, TRAINING CENTERS, COLLEGES AND/OR UNIVERSITIES.

AMEND: SEC. 4.01 In order to classify, regulate and restrict the location of trades, industries, residences, recreation and other land uses and the location of buildings designed for specified uses; to regulate and limit the height, number of stories and size of buildings and other structures hereafter erected or altered; to regulate and limit the percentages of lot area which may be occupied, setback building lines, sizes of yards and other spaces within and surrounding such buildings, the density of population; the unincorporated territory of Clearcreek Township, Warren County, Ohio is hereby divided into twelve (12) classes of zones.

All such regulations are uniform for each class or kind of building or structure or use throughout each class of zone, except in Planned Unit Development (See **Chapter 13**), and said zones shall be known as:

"OSR-1"	Open Space Rural Residence Zone
"R-1"	Residence Zone
"TR-1"	Township Residence Zone
"SR-1"	Suburban Residence Zone
"R-1A"	Single Family Residence Zone
"R-2"	One and Two Family Residence Zone
"R-3"	Multi-Family Residence Zone
"PI"	PUBLIC INSTITUTIONAL ZONE
"O"	Office Zone
"B-1"	Neighborhood Business Zone
"B-2"	General Business Zone
"M-1"	Light Industry Zone
"M-2"	Heavy Industry Zone

ADD: CHAPTER 8.25, PUBLIC INSTITUTIONAL “PI” REGULATIONS

ADD: SEC. 8.251: THE REGULATIONS SET FORTH IN THIS CHAPTER, OR SET FORTH ELSEWHERE IN THE ZONING CODE, ARE THE ZONING REGULATIONS FOR PUBLIC INSTITUTIONAL “PI” ZONES.

ADD: SEC. 8.252 PERMITTED USES: A BUILDING OR LOT SHALL BE USED ONLY FOR THE FOLLOWING PURPOSES:

- A. EDUCATIONAL FACILITIES.
- B. SIGNAGE IN ACCORDANCE WITH CHAPTER 28.

ADD: SEC. 8.253 HEIGHT REGULATIONS: THE HEIGHT REGULATIONS ARE THE SAME AS FOR ZONE "OSR-1".

ADD: SEC. 8.254 YARDS: THE YARD REGULATIONS ARE THE SAME AS FOR ZONE "OSR-1".

ADD: SEC. 8.255 LOT SIZE: THE MINIMUM LOT SIZE SHALL BE THE SAME AS FOR ZONE "OSR-1".

AMEND: SEC. 16.02 Number of spaces to be provided: In all zones, there shall be provided at the time any building or structure is erected, structurally altered (except as provided in **Section 16.03**) or the use is established off-street parking spaces in accordance with the following requirements:

<u>USE</u>	<u>PARKING SPACE REQUIRED</u>
School (except high school or college)	One (1) for each ten (10) seats in auditorium or main assembly room; or one (1) for each classroom and office, whichever is greater
College or high school EDUCATIONAL FACILITIES	One (1) for each eight (8) seats in main auditorium or three (3) for each classroom, whichever is greater

AMEND: SEC. 17.06 (C), Streetscape Interaction Table

Streetscape buffer

If the zone listed in the first row of the streetscape interaction table has frontage on a public right-of way then a streetscape buffer is required. The designation of an “x” will require a streetscape buffer.

Streetscape Interaction Table

Open Space Rural Residence “OSR-1”, Residence “R-1”, Township Residence “TR-1”, Suburban Residence “SR-1” parcels with frontage on a street meeting criteria	Residence “R-1A” ZONE	Residence “R-2” Zone	Residence “R-3” Zone	PUBLIC INSTITUTIONAL “PI” ZONE	Office “O” Zone	Neighborhood Business “B-1” Zone	General Business “B-2” Zone	Light Industrial “M-1” Zone	Heavy Industrial “M-2” Zone
X	X	X	X	X	X	X	X	X	X

AMEND: SEC. 17.06 (D), Perimeter Interaction Table

Perimeter Buffer

If the zone listed in the first column of the perimeter interaction table abuts a zone identified in the remaining columns then the designation of an “x” will require a perimeter buffer. Several options exist to fulfill this buffer requirement:

Perimeter Interaction Table

	Open Space Rural Residence “OSR-1”	Residence “R-1” ZONE	Township Residence “TR-1” ZONE	Suburban Residence “SR-1” ZONE	Residence “R-1A” Zone	Residence “R-2” Zone	Residence “R-3” Zone
“OSR-1”							
“R-1”							
“TR-1”							
“SR-1”							
“R-1A”							
“R-2”	X	X	X	X	X		
“R-3”	X	X	X	X	X	X	
“PI”	X	X	X	X	X	X	X
“O”	X	X	X	X	X	X	X
“B-1”	X	X	X	X	X	X	X
“B-2”	X	X	X	X	X	X	X
“M-1”	X	X	X	X	X	X	X
“M-2”	X	X	X	X	X	X	X

Perimeter Interaction Table Continued

	PUBLIC INSTITUTIONAL "PI" ZONE	Office "O" Zone	Neighborhood Business "B-1" Zone	General Business "B-2" Zone	Light Industrial "M-1" Zone	Heavy Industrial "M-2" Zone
"OSR-1"						
"R-1"						
"TR-1"						
"SR-1"						
"R-1A"						
"R-2"						
"R-3"						
"PI"						
"O"	X					
"B-1"	X	X				
"B-2"	X	X				
"M-1"	X	X	X	X		
"M-2"	X	X	X	X		

AMEND: SEC. 17.06 (E), Parking Lot Interaction Table

Parking Lot Buffer

If the zone listed in the first column of the parking lot interaction table abuts a zone identified in the remaining columns then the designation of an "x" will require a parking lot buffer in addition to any required perimeter buffer. Several options exist to fulfill this buffer requirement:

Parking Lot Interaction Table

	Road Right-Of-Way	Open Space Rural Residence "OSR-1" Zone	Residence "R-1" Zone	Township Residence "TR-1" Zone	Suburban Residence "SR-1" Zone	Residence "R-1A" Zone
"OSR-1"	X					
"R-1"	X	X				
"TR-1"	X	X	X			
"SR-1"	X	X	X	X		
"R-1A"	X	X	X	X	X	
"R-2"	X	X	X	X	X	X
"R-3"	X	X	X	X	X	X
"PI"	X	X	X	X	X	X
"O"	X	X	X	X	X	X
"B-1"	X	X	X	X	X	X
"B-2"	X	X	X	X	X	X
"M-1"	X	X	X	X	X	X
"M-2"	X	X	X	X	X	X

Parking Lot Interaction Table Continued:

	Residence "R-2" Zone	Residence "R-3" Zone	PUBLIC INSTITUTIONAL "PI" ZONE	Office "O" Zone
"OSR-1"				
"R-1"				
"TR-1"				
"SR-1"				
"R-1A"				
"R-2"				
"R-3"	X			
"PI"	X	X		
"O"	X	X	X	
"B-1"	X	X	X	X
"B-2"	X	X	X	X
"M-1"	X	X	X	X
"M-2"	X	X	X	X

Parking Lot Interaction Table Continued:

	Neighborhood Business "B-1" Zone	General Business "B-2" Zone	Light Industrial "M-1" Zone	Heavy Industrial "M-2" Zone
"OSR-1"				
"R-1"				
"TR-1"				
"SR-1"				
"R-1A"				
"R-2"				
"R-3"				
"PI"				
"O"				
"B-1"				
"B-2"	X			
"M-1"	X	X		
"M-2"	X	X	X	

AMEND: Table 28.01

Table 28.01 Signage by Classification: n = no permit required, p = permit required

Sign type	PUBLIC INSTITUTIONAL "PI" ZONE & Office "O" zone	Neighborhood Business "B-1" zone	General Business "B-2" zone	Light Industry "M-1" zone	Heavy Industry "M-2" zone
Canopy	(p)	(p)	(p)	(p)	(p)
Changeable copy	(p)	(p)	(p)	(p)	(p)
Freestanding	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)
Freestanding	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)
Ground	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)	Cumulative Signage <=/ 4 sq ft (n)
Ground	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)	Cumulative Signage > 4 sq ft (p)

Incidental	(n)	(n)	(n)	(n)	(n)
Portable	Cumulative Signage <= 16 sq ft (n)				
Portable	Cumulative Signage > 16 sq ft (p)				
Projecting	Prohibited	Prohibited	(p)	(p)	(p)
Roof	Prohibited	Prohibited	Prohibited	(p)	(p)
Suspended	Cumulative Signage <= 4 sq ft (n)				
Suspended	Cumulative Signage > 4 sq ft (p)				
Wall	(p)	(p)	(p)	(p)	(p)
Window	Cumulative Signage <= 4 sq ft (n)				
Window	Cumulative Signage > 4 sq ft (p)				

Table 28.03 PUBLIC INSTITUTIONAL, Office, Business and Industrial Sign Allowances

*CST (clear sight triangle) See Section 3.192

Sign type	Sign specifications	PUBLIC INSTITUTIONAL "PI" ZONE & Office "O" zone	Neighborhood Business "B-1" zone	General Business "B-2" zone	Light Industry "M-1" zone	Heavy Industry "M-2" zone
	Maximum sign area per site no permit required (n)	35 sq ft	35 sq ft	35 sq ft	35 sq ft	35 sq ft
	Maximum sign area per site permit required (p) for single frontage parcels	144 sq ft	180 sq ft	228 sq ft	280 sq ft	280 sq ft
	Maximum sign area per site permit required (p) for multiple frontage parcels	216 sq ft	270 sq ft	342 sq ft	420 sq ft	420 sq ft
Canopy	Number	4 per road frontage	4 per road frontage	4 per road frontage	4 per road frontage	4 per road frontage
	Maximum face area	12 sq ft	12 sq ft	12 sq ft	16 sq ft	16 sq ft
	Height	20 ft max	20 ft max	20 ft max	20 ft max	20 ft max
	Setback from R.O.W.	45 ft	45 ft	45 ft	45 ft	45 ft
	Setback from adjoining property	5 ft less than the required building setback	5 ft less than the required building setback	5 ft less than the required building setback	5 ft less than the required building setback	5 ft less than the required building setback
Changeable copy	Number	1 per road frontage	1 per road frontage	1 per road frontage	1 per road frontage	1 per road frontage
	Maximum height of letters	18 inches	18 inches	18 inches	18 inches	18 inches
	Maximum face area	40 sq ft	40 sq ft	40 sq ft	40 sq ft	40 sq ft
	Height for freestanding changeable Copy	Prohibited -from CST If outside of CST max 10 ft	Prohibited from CST If outside of CST max 10 ft	Prohibited from CST If outside of CST max 10 ft	Prohibited from CST If outside of CST max 10 ft	Prohibited from CST If outside of CST max 10 ft
	Height for ground changeable copy	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST
	Setback from R.O.W.	5ft minimum, equal to the height of supporting framing	5ft minimum, equal to the height of supporting framing	5ft minimum, equal to the height of supporting framing	5ft minimum, equal to the height of supporting framing	5ft minimum, equal to the height of supporting framing

	Setback from adjoining property	Equal to the height of supporting framing	Equal to the height of the supporting framing	Equal to the height of the supporting framing	Equal to the height of the supporting framing	Equal to the height of the supporting framing
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Table 28.03 Continued PUBLIC INSTITUTIONAL “PI”, Office, Business and Industrial Sign Allowances

Sign type	Sign specifications	PUBLIC INSTITUTIONAL “PI” ZONE & Office “O” zone	Neighborhood Business “B-1” zone	General Business “B-2” zone	Light Industry “M-1” zone	Heavy Industry “M-2” zone
Freestanding	Number	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage
	Maximum face area	48 sq ft	48 sq ft	48 sq ft	80 sq ft	80 sq ft
	Height	Prohibited from CST Outside of CST max 10 ft	Prohibited from CST Outside of CST max 10 ft	Prohibited from CST Outside of CST max 10 ft	Prohibited from CST Outside of CST max 35 ft	Prohibited from CST Outside of CST max 35 ft
	Setback from R.O.W.	10 ft	10 ft	10 ft	50 ft min 100 ft from any intersection of any state or federal highway	50 ft min 100 ft from any intersection of any state or federal highway
	Setback from adjoining property	Equal to the height of the supporting framing	Equal to the height of the supporting framing	Equal to the height of the supporting framing	150 ft min 300 ft from any school, library, religious institution, or public park	150 ft min 300 ft from any school, library, religious institution, or public park
Ground	Number	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage	Parcels with less than or equal to 500 feet of frontage: 1 per frontage. Parcels with more than 500 feet of frontage: 2 per frontage
	Maximum face area	56 sq ft				
	Height	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST	Max 3 ft in CST Max 5 ft outside of CST
	Setback from R.O.W.	5 ft				
	Setback from adjoining property	Equal to the height of the sign				
Incidental	Number	10 per parcel				
	Maximum face area	3 sq ft				
	Height	Max 5 ft				
	Setback from R.O.W.	25 ft				
	Setback from adjoining property	25 ft				

Table 28.03 Continued PUBLIC INSTITUTIONAL “PI”, Office, Business and Industrial Sign Allowances

Sign type	Sign specifications	PUBLIC INSTITUTIONAL “PI” ZONE & Office “O” zone	Neighborhood Business “B-1” zone	General Business “B-2” zone	Light Industry “M-1” zone	Heavy Industry “M-2” zone
Portable	Number	Cumulative Signage	Cumulative Signage	Cumulative Signage	Cumulative Signage	Cumulative Signage
	Maximum face area	32 sq ft	32 sq ft	32 sq ft	32 sq ft	32 sq ft
	Number of times per year permit can be issued	2	2	2	2	2
	Length of permit in days per cycle	45	45	45	45	45
	Height	Maximum 3 ft if in CST	Maximum 3 ft if in CST	Maximum 3 ft if in CST	Maximum 3 ft if in CST	Maximum 3 ft if in CST
	Setback from R.O.W.	10 foot	10 foot	10 foot	10 foot	10 foot
	Setback from adjoining property	Equal to the height of the supporting framing	Equal to the height of the supporting framing	Equal to the height of the supporting framing	Equal to the height of the supporting framing	Equal to the height of the supporting framing
Projecting	Number	Prohibited	Prohibited	1 per parcel	1 per parcel	1 per parcel
	Maximum face area	Prohibited	Prohibited	18 sq ft	18 sq ft	18 sq ft
	Height	Prohibited	Prohibited	35 ft	35 ft	35 ft
	Setback from R.O.W.	Prohibited	Prohibited	50 ft	50 ft	50 ft
	Setback from adjoining property	Prohibited	Prohibited	Equal to building setback	Equal to building setback	Equal to building setback
Roof	Number	Prohibited	Prohibited	Prohibited	1 per parcel	1 per parcel
	Maximum face area	Prohibited	Prohibited	Prohibited	50 sq ft	50 sq ft
	Height	Prohibited	Prohibited	Prohibited	35 ft	35 ft
	Setback from R.O.W.	Prohibited	Prohibited	Prohibited	50 ft	50 ft
	Setback from adjoining property	Prohibited	Prohibited	Prohibited	Equal to building setback	Equal to building setback
Wall	Number	Cumulatively determined, dependent on the area used per sign and the maximum area allowed for the entire site.	Cumulatively determined, dependent on the area used per sign and the maximum area allowed for the entire site.	Cumulatively determined, dependent on the area used per sign and the maximum area allowed for the entire site.	Cumulatively determined, dependent on the area used per sign and the maximum area allowed for the entire site.	Cumulatively determined, dependent on the area used per sign and the maximum area allowed for the entire site.
	Area	1.5 sq ft for each lineal foot of width of the building, or part of building occupied by the enterprise. The sq ft shall not exceed the maximum area allowed to the entire site.	1.5 sq ft for each lineal foot of width of a building, or part of building occupied by the enterprise. The sq ft shall not exceed the maximum area allowed to the entire site.	1.5 sq ft for each lineal foot of width of a building, or part of building occupied by the enterprise. The sq ft shall not exceed the maximum area allowed to the entire site.	1.5 sq ft for each lineal foot of width of a building, or part of building occupied by the enterprise. The sq ft shall not exceed the maximum area allowed to the entire site.	1.5 sq ft for each lineal foot of width of a building, or part of building occupied by the enterprise. The sq ft shall not exceed the maximum area allowed to the entire site.
	Height	35 ft	35 ft	35 ft	35 ft	35 ft
	Setback from R.O.W.	50 ft	50 ft	50 ft	50 ft	50 ft
	Setback from adjoining property	Equal to structure setback	Equal to structure setback	Equal to structure setback	Equal to structure setback	Equal to structure setback
Window	Number	No more than 25% of total window area	No more than 25% of total window area	No more than 25% of total window area	No more than 25% of total window area	No more than 25% of total window area
	Cumulative area	32 sq ft	32 sq ft	64 sq ft	64 sq ft	64 sq ft