



GRANVILLE COMPREHENSIVE PLAN

1998 Strategic Update

**Granville Township
Village of Granville**

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Part I: Introduction

A. Background

In 1996, the residents of Granville faced several major challenges to the physical makeup and character of the Community. One was a series of proposals for commercial development along the Cherry Valley corridor, a major point of entry to Granville Village. Another was a request by the owner of 281 acres in Granville Township (and in the Granville school district) to have his land annexed into the City of Newark. Still another was the dynamic pace of residential and commercial development in the Columbus metropolitan area.



The Cherry Valley Road area.

Citizens were concerned about the contentiousness of the approval process pertaining to the Cherry Valley development. The intense debate and legal maneuvering between developers and Village officials reached a point where many Township and Village residents questioned the Community's ability to evaluate and manage growth.

The proposed annexation presented a set of problems. Since the land in the proposed annexation would remain in the Granville school district, citizens were concerned that the high residential density permitted by Newark's zoning ordinances would lead to overcrowding of the school system and could overburden the contiguous roads in Granville Township. They were concerned about the equity of the tax base. They were frustrated by the fact that they had no control and only limited influence over the annexation process.

As a result of the activity and turmoil, Village residents circulated petitions for a six-month moratorium on building permits within the Village (except for single-family residences). The purpose of the moratorium was to provide a "time-out" for review and, if required, an updating of the Granville Comprehensive Plan adopted by the Township and the Village in 1990.

The request for a moratorium was placed on the November 1996 ballot. It passed, with 70 percent of the voters in favor of it. In response, the Township Trustees and the Village Council formed a special group of interested citizens and asked them to set up a process that would lead to the formation of a committee to review the Comprehensive Plan. A mailing was made to all registered voters in the Community asking for volunteers. A total of 118 citizens responded positively. From them, 17 (nine from the Village, eight from the Township) were chosen and installed as the Comprehensive Plan Review Committee. Its first meeting was held in the Village Hall on January 12, 1997.

In response to the concerns of the residents of Granville, the recommendations in the 1998 Strategic Update of the Granville Comprehensive Plan are designed to achieve the following goals:

- Protect the community from the strip shopping centers, malls, large free-standing retailers, and rows of fast-food restaurants that typify urban sprawl and make any town look like every town.*
- Protect open space and preserve working farm land.*
- Provide guidelines which diminish the threat that annexation of Township land poses to the school system and open space.*

To attain these goals, we have updated the 1990 Comprehensive Plan to more clearly delineate the desired character of new commercial and residential development and we have created a new category of land use that serves as a transition between the agricultural land of the Township and high-density neighboring municipalities. In addition, we have provided density incentives to encourage landowners to meet the new, higher standards.

We believe these recommendations will enable the citizens of Granville to realize their vision for the future of our community and will enhance property values, the appearance of Granville, and the quality of life it offers.

THE 1998 COMPREHENSIVE PLAN REVIEW COMMITTEE

B. Review Process

To guide its work, the Committee adopted the following mission statement:

The Granville Comprehensive Plan Review Committee, together with significant citizen participation, will conduct a review of the existing Comprehensive Plan and both the Township Zoning Resolution and the Village Zoning Ordinance. The Committee will then propose any needed changes to the Comprehensive Plan, the Township Zoning Resolution, and the Village Zoning Ordinance. In conducting its work, the Committee will be guided by the overall best interest and vision of the citizens of the entire Granville community.

The Committee formed four task forces consisting of the 17 committee members and 84 volunteers from the Community (see Appendix Exhibit H for list of volunteers). Following are the task forces and a description of their responsibilities:

- **Research and Issues Analysis.** Identify the concerns of the residents of the Community, hear their opinions and ideas, and articulate their vision of Granville to the overall Committee.
- **Legislative Policy.** Review the legislative policies of the Township and Village that relate to the growth and development of Granville and recommend needed changes.
- **Land Use.** Analyze the current use of open space and residential, commercial, recreational, and agricultural land; review the Land Use Plan in the 1990 Comprehensive Plan and the current zoning documents of the Township and Village; and recommend changes as needed.
- **Rapid Response.** Analyze certain commercial districts in the Village and recommend changes to zoning ordinances that would provide clear and timely direction for landowners and Village officials.

The services of two professional planners — Frank Elmer of Elmer and Associates, Columbus, Ohio, and Randall E. Arendt of The National Lands Trust, Media, Pennsylvania, — were used to aid the Committee in setting design standards and planning land use.

Public participation and discussion were made key elements of the planning process. All meetings were public, and citizens were invited to attend. The *Granville Sentinel* and the *Newark Advocate* carried announcements of meeting dates and times and were dutiful in their coverage of meeting results.

Formal and informal discussions were held with many community groups, including the Township Trustees, present and former members of the Village Council, members of Village and Township zoning and appeals commissions, the Granville Business and Professional Association, members of the Licking County Planning Commission, and the Granville Land Conservancy.

In March 1997, the Granville Community Opinion Survey was mailed to every registered

Part II: The Plan

voter in the Township and Village (a total of 5,716). Of the total, 3,029 (53 percent) went to Township voters, and 2,687 (47 percent) went to Village voters. A total of 2,077 completed Surveys were received, a 36.2 percent rate of return. Of the completed Surveys, 53 percent came from Township residents, 43 percent from Village residents, and four percent did not specify their location. To allow for comparison of the results, the Survey was modeled on one used by the 1990 Comprehensive Plan Committee. (See Appendix Exhibit B for detailed survey results.)

Committee members hosted town meetings on April 13 and 27, 1997, and between June 9 and 26, 1997, held 23 neighborhood meetings (12 for Village residents, nine for Township residents, and two for the combined groups). Combined attendance for all the meetings exceeded 350 (this figure does not take duplication into account).

C. Preliminary Review Findings

A review of statistical data pertaining to growth and a visual inspection of contiguous land to the west of Licking County convinced the Committee that circumstances affecting the type and pace of change for Granville are substantially different from those in 1990 when the previous Plan was formulated. Growth in the areas surrounding Columbus is occurring at a rate and magnitude that far exceeds that of eight years ago.

The effects of the Columbus metropolitan area's eastern expansion are apparent in the neighboring municipalities west of Granville, in particular New Albany, Etna and Pataskala. Farmland and open space rapidly are being lost to residential and commercial building activity.

In the opinion of the Committee, extraordinary development pressure is on Licking County and, especially, Granville. The expanded and improved state highway system has made the drive from Granville to Columbus easier and faster, making Granville more accessible and attractive as a bedroom community. The unique and attractive character of the Village, the abundance of buildable land in the Township, and the exemplary Granville School District are desirable characteristics that create a prime target for development.

The Committee concluded that Granville is a) more vulnerable to large-scale residential and commercial development than in prior years, and b) susceptible to the annexation of Township land to neighboring municipalities which offer sewer and water systems, higher-density residential levels, and less restrictive zoning than Granville. This situation presents a real and present threat to the welfare of the Community and its school system.

The Committee agreed that growth cannot be kept from Granville but that it can be slowed and managed by thoughtful planning and demanding development standards.

Finally, the Committee concluded that most of the basic analyses, conclusions, and recommendations of the 1990 Comprehensive Plan are still relevant. Members agreed, however, that the increased pressure for both commercial and residential development facing Granville in 1998 requires stronger, more specific guidelines than those of the 1990 Plan.

A. Purpose

A comprehensive plan is a visionary document. It looks five to ten years ahead to the future a community envisions for itself. Using information about the physical, social, and economic features of the community, it reflects a consensus about how the citizens want their community to develop.

A comprehensive plan lays out a road map of initiatives to achieve community goals. It recommends a logical set of policies covering land use and residential and commercial development that define and protect the future the residents envision. It provides a foundation upon which landowners, developers, Township Trustees, Village Council members, and other legislative and administrative bodies can make informed and consistent decisions that affect the future of the Community.

A basic tenet of the planning process is that the well-being of the Community as a whole shall be considered.

Although, over time, changes in development or services may make some portions of the plan outdated, the underlying principles and policies of the plan should remain constant. Moreover, since many land use issues are site specific, individual review of each development proposal should be exercised. Basic relationships between land uses, however, should be maintained.

Inevitable changes in services, development, and priorities warrant that the plan be reviewed periodically. Such review allows for updates to the technical data and the goals, while maintaining the plan's overall integrity. The frequency of plan review will depend on the pace of growth in the Community, with more rapid growth calling for more frequent reviews and updates.

While Granville Township and the Village of Granville must, by law, deal with the Comprehensive Plan as independent political entities, they regard the development of the Plan as a joint undertaking that promotes effectiveness and efficiency and eliminates the need to prepare two planning documents. Since, in this sense, the Township and the Village regard themselves as a single planning unit, the terms "Granville" and "Community" as used in the Plan refer to both the Township and the Village unless otherwise noted.

B. Goals

After evaluating the many and varied opinions expressed at the public forums and neighborhood meetings and studying the results of the survey, the Committee concluded that there was consensus in the community as to the most important objectives the Plan should attain:

1. Preserve the special qualities of the Village that set it apart from other municipalities, i.e., distinctive appearance, pedestrian orientation, small-town character and pace.

2. Preserve the open space and rural atmosphere that characterize the Township.
3. Preserve downtown Granville as the primary commercial, social, and cultural hub of the Community.
4. Protect the Community's natural, historic, and cultural resources.
5. Develop a tax base that supports a school system, community services, and infrastructure of the high quality the Community expects without unduly burdening the property owners.

These goals are virtually identical to those specified in the 1990 Plan. The Committee regards this continuity as indicative of the strength and depth of the "Granville way of life." Clearly, the residents of Granville want it to be protected.

C. Strategy

Granville's strategy to manage growth provides a framework and a basis for detailed development decisions that meet the overall goals of the Community. It establishes the general direction and projected magnitude and character of residential, commercial, industrial, and institutional uses.

The primary goal of the 1990 Plan was to provide guidance in absorbing expected growth while protecting the natural and agricultural environment, minimizing land use conflict, and protecting the area's natural beauty. The Plan set up a choice of Village, suburban, and rural land use categories that addressed the transition from the high density of downtown Granville to the lower density of the farming landscape of the outer portions of the Township. As the level of density changed, the character of development also changed to encourage the provision of significant open space and land for public parks, the preservation of tree stands, and sympathetic treatment of environmentally sensitive areas. The guidelines were meant to encourage only development that blended into and maintained the unique quality and visual character of Granville.

Whereas the 1990 strategy was to absorb and accommodate growth, the 1998 strategy specifically addresses the problem of controlling and shaping growth, with greater emphasis on preserving farmland, open space, and natural land features than in the previous Plan.

The 1998 strategy is to manage growth by a) raising the standards of residential and commercial development; b) encouraging the set aside of contiguous open space for pedestrian and bicycle use; c) mandating consideration of the existing rural character of the Township and small-town character of the Village; and d) setting higher, clearer, and more thoughtful design standards.

The strategy advocates the use of forward-thinking land use practices that encourage investigation of innovative policies such as transfer of development rights and agricultural security zones.

The 1998 Plan emphasizes attracting the type of commercial and industrial businesses that are desired by the Community and that generate maximum tax revenue at the lowest cost to the taxpayers. It also addresses the need to manage annexation and to develop water and sewer policy carefully.

D. Land Use

A land use plan defines the characteristics of, and areas for, future land use. Its objective is to assure that future growth is managed in a manner consistent with the public interest. A plan should provide clear guidance to landowners, developers, and legislative and administrative bodies as they make significant land use decisions.

The Land Use Plan covers the 17,350 acres that lie within the current boundaries of Granville Township and Village: 14,850 acres are in the Township; 2,500 are in the Village. The entire area is served by the Granville School District.

As of 1994, the most recent year for which population estimates are available, approximately 6,225 people are living in the Plan area, an increase from the 1990 census of 7.3 percent. Of the total, 3,844 live in the Township, an increase of 8.1 percent; and 2,381 live in the Village, an increase of 6.1 percent. (Source: 1994 Estimates of Ohio's Population - Office of Strategic Research, ODOD). During Denison University's academic year (September through May), Village population increases by approximately 2,000 students.

The 1998 Land Use Plan divides the planning area into nine functional categories, each of which represents a particular type of land use. Specific development within each category is managed by the zoning and subdivision regulations and ordinances of the Township and Village.

The categories are:

- Agriculture
- Rural Residential
- Neighborhood Residential
- Township Commercial
- Village Suburban Commercial
- Village of Granville
- Office/Research
- Conservation
- Scenic Corridor Overlay

This list differs from that of the 1990 Plan. Many of the 1990 categories — Village Residential, Suburban Residential, Multi-Family Residential, University/Institutional, Recreation, Public — have been eliminated because they have been “built-out” completely or to the degree that they are no longer germane to the planning process. Others have been placed

into a new category: Office and Light Manufacturing into Office/Research; Commercial into Village of Granville.

In addition to Office/Research and Village of Granville, the 1998 Plan has three other new land use categories: Neighborhood Residential, Township Commercial, and Village Suburban Commercial.

1. Agricultural

Approximately 9,274 acres are in the Agricultural category. The Comprehensive Plan sets a high priority on protecting this land.

Farms and farmland are an integral part of the fabric of the Community. This acreage is valued not only for current agricultural production but also for its wildlife, natural vegetation, woodlands, ground water recharge, and historical and natural landmarks. Its scenic vistas provide a natural escape from population, pollution, and noise. The productivity of farmers and their land adds vitality and purpose to the Granville area. Even agricultural space not used as working land is a key element of Granville's character, adding to its rural charm, beauty and serenity.

Agricultural land is a prime target for development. It is, in general, gently contoured and open and, thus, can be improved at less cost than other land.

The following recommendations apply to this category:

- Development proposals shall take into consideration the use of innovative techniques such as the purchase of development rights and open space conservation.
- Township Trustees and administrative bodies shall undertake a study of the feasibility of creating an Agricultural Security Zone. (See Appendix Exhibit G for details.)
- The current standards of a minimum lot size of five acres and a maximum density of one dwelling per lot shall apply to all lots in the Agricultural category, including those created along existing road frontages through lot splits but excepting those to be developed as a Planned Unit Development (PUD).
- An open space incentive resulting in up to a total of 1.5 dwelling units per five gross acres shall be made available to landowners who are willing to set aside a minimum of 50 percent of the land as dedicated open space.
- Setbacks for existing lots on existing Township roads shall be a minimum of 400 feet or 50 percent of the lot depth, whichever is less. An exception shall be available to acreage which is a) used agriculturally, b) subject to a county agricultural tax exemption, and c) expected to continue to be used for agricultural purposes. These lots shall be allowed a 100-foot setback.

- Any new development in the Agricultural category that proposes one or more internal streets shall be developed as a PUD and shall utilize open space design concepts that emphasize keeping agricultural land available for production.

To determine the allowable dwelling units for the PUD, an applicant shall prepare a Yield Plan based on the Agricultural land category standards of a minimum lot size of five acres and a maximum density of one dwelling per lot. The Yield Plan shall utilize conventional development practices and follow current zoning resolutions. It must present a realistic layout and a development pattern that reasonably can be expected to be implemented. It must take into account the presence of wetlands, flood plains, steep slopes, existing easements or encumbrances and, if unsewered, the suitability of soils for subsurface sewage disposal. A density increase to 1.5 dwelling units per five acres shall be made available to landowners who will dedicate a minimum of 50 percent of the acreage as open space.

Open space and conservation design standards shall be used to create hamlets. Hamlets are small groupings of residential units with a common open space and some common architectural standards. This land use technique prevents sprawling residential development and is compatible with a rural landscape. It allows flexible site planning so that poor building sites can be avoided and natural vegetation can be preserved. Hamlet design requires fewer streets and shorter utility lines than conventional development and, thus, reduces maintenance costs for the Township.

Access to each hamlet shall be restricted to the main rural road, and roadway connections between hamlets are not permitted. Open space and bikeway connections between contiguous developments are required. Sidewalk construction is optional but is strongly encouraged in residential areas. Bikeways connecting open spaces are encouraged.

The design of the open space shall be consistent with the goal of maintaining the rural character of the Township. Special consideration shall be given to locating open space along existing rural roads and setting new developments and structures well back and out of view of these roads. Rear lot lines shall not abut public rights of way.

2. Rural Residential

Approximately 2,369 acres are in the Rural Residential category. It overlays the R-1 District, which was created by the current Township zoning resolution to provide a transition from the Village to the less populated Township. In the past, this District produced residential subdivisions in which little or no open space was retained. The implementation of PUD zoning will eliminate the need for this category, and no additional land shall be rezoned Rural Residential.

The following recommendations apply to this category:

- In order to encourage retention of open space within the Rural Residential category, any development of remaining R-1 land shall be as a PUD and shall use open space or hamlet planning that protects natural wooded or sensitive areas.

- As is the case in the Agricultural Category, access to each hamlet shall be restricted to the main rural road, and roadway connections between hamlets are not permitted. Open space and bikeway connections between contiguous developments are required. Sidewalk construction is optional but is strongly encouraged in residential areas. Bikeways connecting open spaces are required.
- Entry features to hamlets shall be simple and designed in a manner that complements the overall rural character of the site. Large gates, walls, or other features out of character with the rural landscape shall be prohibited.
- All existing R-1 zoned acreage shall be developed with a minimum of 30 percent open space and the current density of one dwelling per 2.4 gross acres.
- Acreage developed with a minimum of 50 percent open space shall be allowed a density of 1.5 units per 2.4 gross acres. This will allow one unit per 1.6 gross acres
- Land with corridor setbacks shall be credited in meeting open space requirements; however, land within the 100-year flood plain shall not be credited.
- All new development along existing roads not within the Scenic Corridor must be set back a minimum of 250 feet or 50 percent of the depth of the lot, whichever is less.

3. Neighborhood Residential

The Neighborhood Residential category contains 1,117 acres. It separates Agricultural and Rural Residential land uses from neighboring municipalities that permit high densities. This category shall encourage residential development that does not exceed the ability of the Township and school system to provide essential services.

Following are the recommendations for Neighborhood Residential:

- Every tract proposed for development must have a minimum of 30 percent of its total area dedicated as open space. In acreage that is not served by municipal water and sewer systems, maximum density shall be one dwelling per 1.6 acres. In acreage where Village water and sewer are available, permitted density increases to three dwellings per gross acre when 40 percent of the tract is dedicated to open space and to 3.5 dwellings per gross acre when 50 percent is dedicated to open space.
- To improve neighborhood aesthetics and provide the maximum amount of open space, homes on smaller lots with service lanes or alleys shall be encouraged.
- All garages must be set back a minimum of two feet from the front facade of any house if the garage doors face the street. The maximum permitted number of garage doors facing a public way is three.

- School sites shall be included in development plans according to requirements of the Granville Superintendent of Schools and the Granville School Board. These sites may be credited to the open space requirement and, in general, should not be less than 15 acres. To encourage pedestrian access for as many students as possible, a school shall be located centrally within the neighborhood it serves.

4. Township Commercial and 5. Village Suburban Commercial

These two categories have many characteristics in common; therefore, the Committee has decided to address them together in this Plan.

According to accepted land planning principles, Granville's total commercial acreage is large enough to meet the needs of a municipality of 40,000 people. The Review Committee recommends that no more land be zoned for commercial purposes and that, if possible, the amount of commercially zoned land be reduced.

Following are general recommendations for all commercial development in both categories:

- New commercial development must address the community's desire to reduce the tax burden on property owners. Priority should be given to the creation of a broad tax base that maximizes revenues to the local school system, the Township, and the Village, while minimizing the cost to them for infrastructure construction and maintenance.
- To maintain the small-town character of the Village and to preserve downtown as its commercial, social, and cultural hub, development must avoid the strip shopping centers, malls, and freestanding retailers that typify urban sprawl. The major purpose of commercial development shall be to provide space for businesses that primarily serve the needs of the local community rather than those of the regional and transient markets.
- Commercial development shall acknowledge and respect the character of the community. Commercial uses shall include pedestrian amenities such as generous sidewalks, attractive landscaping, street trees, appropriate lighting, and tasteful signage. Open space where the public can gather shall be provided, and it should be contiguous to other open space whenever possible. Buildings are to be oriented toward the street with all parking areas screened and limited to the rear and sides of buildings.
- Zoning regulations and ordinances and design standards must be created or updated to provide specific and easily understood guidelines for landowners, developers, and legislative and administrative officials during the application and development process.

The Township Commercial category (176 acres) lies south of the Village on the State Route 16/Columbus Road entranceway and the State Route 37/Lancaster Road entranceway.

This category consists of three zoning districts: General Business District, Professional Office District, and Local Business District.

In addition to the general recommendations above, following are specific recommendations for the Township Commercial category:

- Buildings shall not exceed a maximum of 10,000 square feet. Maximum single tenant or single use shall be 5,000 square feet.
- Buildings that a reasonable person readily would associate with a particular business entity based on viewing two or more buildings used by that entity will be considered in their entirety to be signs. As such, all exterior square footage of the building will be subject to applicable sign resolutions and regulations.
- Building mass and setbacks shall be appropriate in relationship to surrounding buildings and their setbacks.
- No parking or drive aisles will be permitted in any setback other than in the case of drive aisles necessary to grant ingress and egress.
- No berms or landscaping mounds shall be permitted.
- Any drive-through lane shall be located at the rear of the structure, and ingress and egress from the drive-through shall be from a parking lot at the rear of the structure.
- A plan for a traffic and parking system that details points of ingress and egress to the property, placement of existing public and private drives, parking areas, and expected patterns of pedestrian and vehicular movement shall be presented. Adequate ingress and egress to the property, which will not adversely impact traffic patterns nor increase usage of municipal streets to the detriment of the safety and welfare of the public, shall be provided.
- To ensure that traffic and safety will not be adversely affected, development that generates a more intense level of vehicular traffic should take place where properties adjoin State Route 16, between State Route 161 and the western-most end of the General Business District. Less intensive development shall take place on other roads, such as Weaver Drive and River Road, where current infrastructure is not able to handle a large volume of traffic.
- In order to avoid incompatible uses within the Professional Office District, it is recommended that the Research and Laboratories permitted use in the Township Zoning Resolution be changed to a conditional use.
- In order to avoid incompatible uses within the Local Business District, it is recommended that the Nurseries permitted use in the Township Zoning Resolution be moved to a conditional use.

The Village Suburban Commercial category (178 acres) is situated primarily in the vicinity of Cherry Valley Road, north and south of State Route 16. It consists of the Village's Suburban Business District and Planned Commercial District. The general commercial development recommendations described on page 10 apply to these districts.

As a result of the efforts of the Review Committee's Rapid Response Team, in October 1997 Village Council revised the Zoning Ordinance of the Suburban Business District and in May 1998 Village Council revised the Zoning Ordinance of the Planned Commercial District. The revisions made reflected the recommendations of the Rapid Response Team. The Committee recommends that all new commercial development throughout the Community be reflective of these documents. (See Appendix Exhibit E and Exhibit F for a copies of the Ordinances.)

6. Village of Granville

The Village of Granville category encompasses the 2,478 acres that are within the existing corporation boundaries of the Village.



Downtown Granville is the commercial, social, and cultural hub of the Community.

This area is characterized by a variety of development patterns, each of which reflects the attitudes and planning of its time. The Village is a classic New England town design, with streets arranged in a gridlike fashion and major civic institutions (in this case, four churches) located on a public square at its center. The commercial district is immediately adjacent to the square.

The residential blocks are reflective of the original Village plat. Small lots with homes set close to the street and sidewalks are typical. Over the years, some notable breaks have occurred in this pattern, in particular, the small commercial area along Elm Street just east of South Main Street.

Moving outward from the Village center, more recent and typical suburban residential patterns are evidenced. These areas are characterized by curving residential streets, an occasional sidewalk, and large lots with homes set well back from the street.

Most of the land in the Village has been developed fully. The following recommendations pertain to the remaining small pockets of undeveloped land, to future redevelopment of existing areas, and to any areas that might be annexed to the Village in the future:

- Future residential development shall maintain the existing densities as defined in the current Zoning Ordinance.

- The general development standards and the standards outlined in the Neighborhood Residential category shall be adopted for new residential development.
- Downtown is one of the most treasured aspects of Granville. The Village Council and the Granville Business and Professional Association should collaborate on a study to make specific recommendations for the preservation and enhancement of this important resource.

Granville is confronted with a number of issues which are specific to downtown: parking, expansion of its commercial area, types and mix of stores and services, ratio of office space to retail, the use of first floor space for offices and, more broadly, fire, police, and utility systems. The Committee's conclusion is that these issues are beyond the scope of this Comprehensive Plan review and should be addressed by Village officials and citizens who are involved with them on an ongoing basis.

7. Office/Research

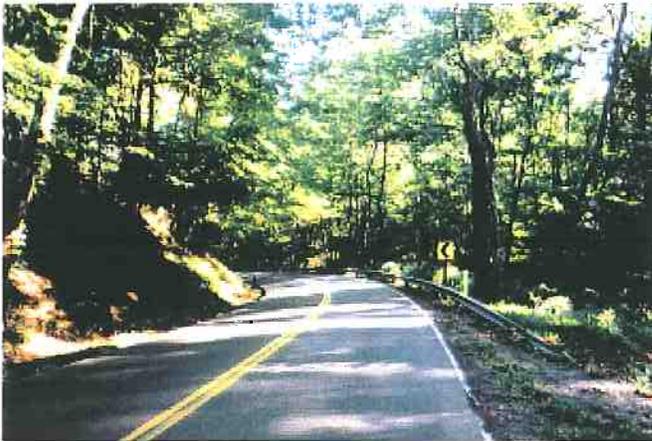
This category, with 716 acres, provides suitable areas for the campuslike development of office complexes, research centers and limited manufacturing and light industrial operations that are clean, quiet and free of hazardous or objectionable materials. Uses in this category are expected to operate entirely within enclosed structures and generate little traffic.

The following recommendations apply to this category:

- To preserve the rural character of the existing landscape, all new development must be set back a minimum of 400 feet from the center line of any existing rural road or 50 percent of the lot depth, whichever is less.
- Any development in this category shall be compatible with and must not adversely affect any adjacent residential neighborhoods.
- Direct vehicular access to any adjacent residential neighborhood development is not permitted.
- All parking lots shall be completely screened from adjacent properties and the public right of way.
- Parking shall not exceed 4.5 spaces per 1,000 square feet of gross building area.
- The maximum lot coverage (buildings and parking) shall not exceed 65 percent of the total site area.
- Buildings shall not be more than three stories or 65 feet high.

- Common open spaces or greens that are framed by buildings and create a campuslike environment are encouraged.
- Buildings under common ownership shall be sited in relationship to each other to provide convenient pedestrian connections.
- Loading areas shall be screened completely from view of adjacent properties and the public right of way.

8. Scenic Corridor



Scenic corridor on Welsh Hills Road.

The Scenic Corridor land use category, which encompasses 2,282 acres, covers the transportation corridors approaching and passing through the Township and Village. These approaches create significant entries into the Village and shall be preserved.

The following recommendations apply to this category:

- All new development must be set back a minimum of 400 feet from the center line of any existing rural road. For existing lots, the setbacks shall be a minimum of 250 feet or 50 percent of the lot depth, whichever is less.
- All historically or architecturally significant structures within this setback will be preserved.
- No significant tree stands, fence rows, or other natural or historical features within this setback will be disturbed.
- Changes to the topography shall fit into the natural landscape and complement the existing rural character. No berms, mounds, or other unnatural manipulations of grade will be permitted.

9. Conservation

In this category are approximately 1,400 acres of land identified as 100-year flood plain land by the Federal Emergency Management Administration. They include the Griffin Run flood plain between Loudon Street and Burg Street, a small area south of Sharon Valley Road, and the Raccoon Creek flood plain that runs parallel to State Routes 16 and 37. The Conservation category protects water storage and recharging, protects wildlife that exists in the flood plains, and protects against potential flooding that could threaten property and human life. Usage shall be limited to agricultural and recreational purposes.

10. General Development Standards for All Categories

In addition to the specific standards described above for each land use category, the Land Use Plan incorporates the following basic standards for all categories:

- All development shall be organized so as to protect existing flood plains, fence rows, tree stands, and other sensitive or historic areas.
- Slopes having grades of 15 percent or more shall not be developed.
- Land shall be developed with a logical system of roads including collector, subcollector, and access streets. Sidewalks along both sides of such streets are required. Sidewalks and/or bike paths for minor arterial, arterial, and rural roads are encouraged.
- To preserve rural character and discourage speeding, streets shall be no wider than necessary to accommodate the volume of traffic and parking needs anticipated.
- Street trees are a vital element in the creation of attractive neighborhoods; therefore, they shall be provided at a spacing of no more than 40 feet on center in all residential neighborhoods. Along rural roads, street trees shall be provided at irregular intervals in a loose, natural fashion.
- To maintain the rural character of existing roads in the Township and to minimize traffic hazards, the number of access points onto existing streets shall be kept to a minimum. They shall be widely spaced.



The Plan provides that in the future the rear of structures will not face public rights of way.

- Existing rural structures make important contributions to the character of the overall area. Consideration shall be given to preserving these structures.

- To mitigate off-site soil erosion and sedimentation, on-site storm water retention-detention systems shall be required. New drainage systems in lower-density areas shall use shallow, open swales to manage storm water. To help treat nonpoint source pollutants, wet retention ponds planted with native wetland species shall be

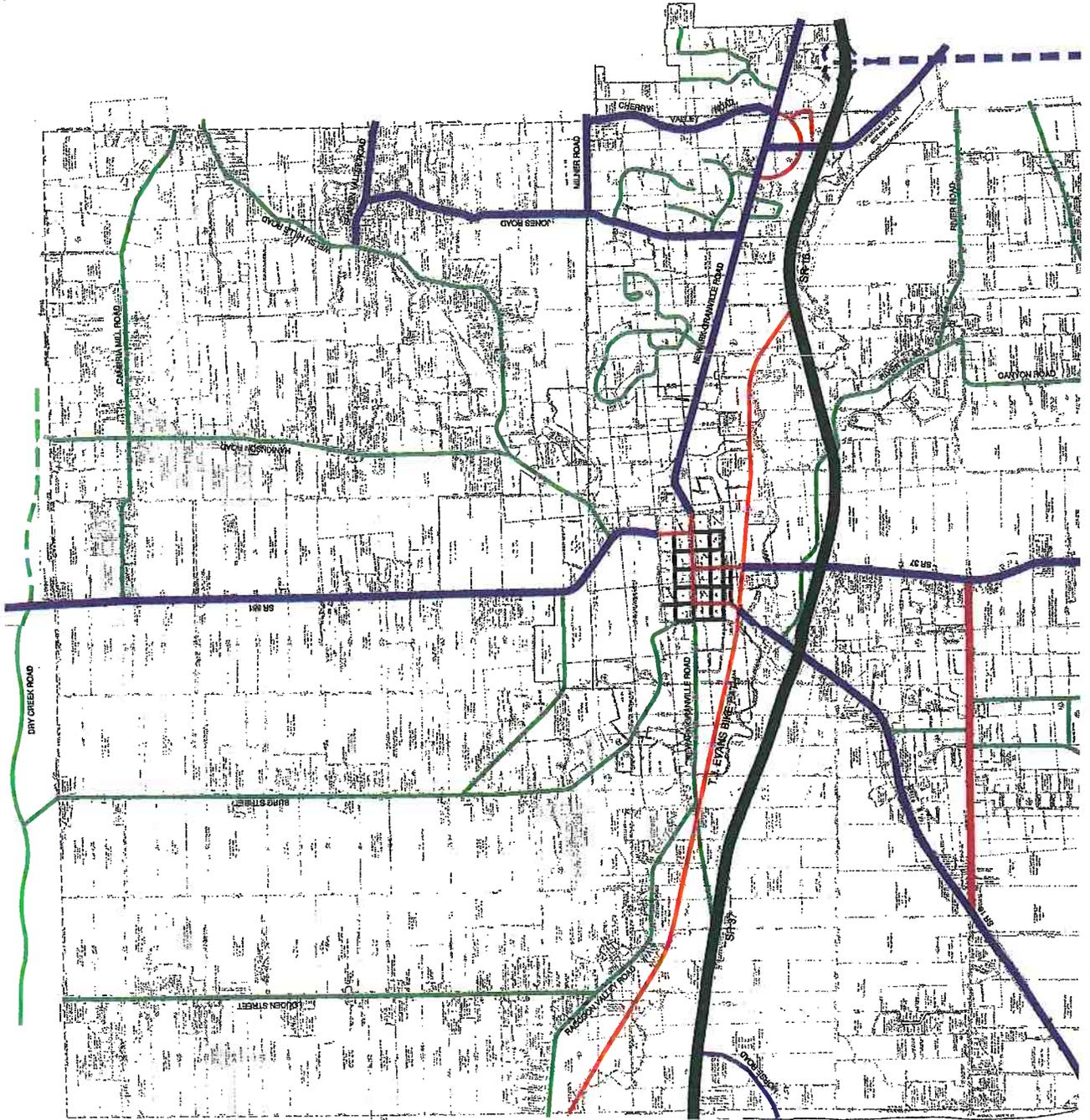
encouraged. Ponds shall be designed to fit naturally into the existing rural landscape. Natural edges, plantings, and stocking of each water body is important to ensure ease of future maintenance and long-term visual appeal. Stone riprap edges and unnatural contouring of the edges of the water body shall be prohibited.

- Residential development shall be designed to contain large, contiguous areas of open space that provide a system of trails for walking or biking that links one neighborhood to another.

GRANVILLE COMPREHENSIVE PLAN

Granville Master Plan Review Committee
Scale: 1"=100'

- VILLAGE ROAD
- RURAL ROAD
- FUTURE RURAL ROAD
- COLLECTOR ROAD
- MAJOR COLLECTOR ROAD
- MAJOR ARTERIAL ROAD

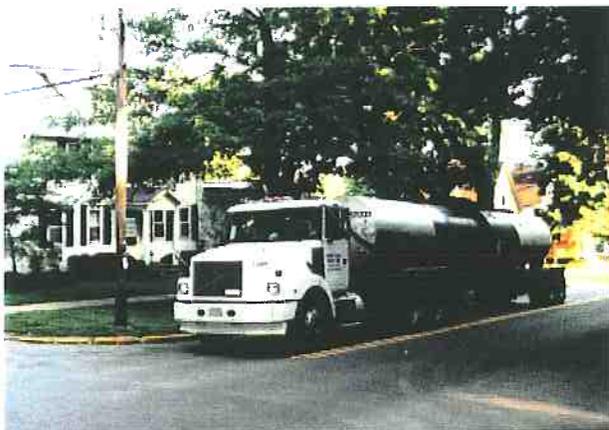


- The design of the open space areas shall be consistent with the goal of maintaining the rural character of the Township. Special consideration shall be given to locating the open space along existing rural roads, thereby providing a visual buffer between the roads and developed areas.
- New developments and structures shall be sensitive to the view from existing grounds. The rear of structures shall not face public road rights of way.

E. Transportation

A transportation system that provides safe, convenient and efficient movement of vehicular, pedestrian, and bicycle traffic is vital to the well-being of a Community. It has significant influence on the appearance, character, and economic viability of the area. It is an important consideration when current and future land use decisions are made. It affects the “where, when, and way” development takes place.

Within a comprehensive plan, the transportation plan sets broad guidelines to assist public officials, developers, and other interested parties in making decisions relating to traffic flow, reserving rights of way for future roadway improvements, selecting pavement widths, public and private funding for infrastructure, and other transportation issues.



Truck traffic in downtown Granville is a concern.

Today, because of the growth patterns of nearby communities, a farsighted transportation plan is of even greater importance to Granville than it was in 1990.

Based on its study of the situation and discussions with Township, Village and County planning officials, the Committee identified the following major transportation issues facing Granville today:

- The relative inaccessibility of parts of the Township to downtown and to each other.
- The increased vehicular traffic resulting from residential development in Granville.
- The high volume of truck traffic through the Village.
- The potential impact of ever-increasing traffic on State Route 16.
- The potential impact of the proposed construction of the Thornwood Boulevard connection between State Route 79 in Heath and State Route 16 east of Cherry Valley Road.
- The protection, preservation, and enhancement of the entries to the Village: Columbus •

Road/State Route 16, Lancaster Road/State Route 37, West Broadway/State Route 16/37.

- Provision for safe and efficient vehicular traffic on Township roads without compromising their rural character.
- The integration of bicycle and pedestrian traffic into the transportation system.
- The accommodation of peak-hour traffic on Newark-Granville Road, State Route 37, State Route 16, and South Main Street.

The Transportation Plan contained in the 1990 Comprehensive Plan made the following recommendations:

- Extend Loudon Street south to meet State Route 16/Route 37 at Morse Road.
- Create an east-west road that connects Loudon Street with Burg Street.
- Extend Miller Avenue to the northeast.
- Extend Cambria Mill Road west to meet Battee Road at Loudon Street.
- Direct the southern end of Jones Road east to Cherry Valley Road to provide more direct access to State Route 16.

The recommendations were intended to meet future traffic volume generated by development and population growth and were to be implemented on an “as needed” basis. To date, none has been carried out.

Although one recommendation — the extension of Jones Road south and east to Cherry Valley Road — has been preempted by residential development and is no longer an option, the Committee believes the 1990 recommendations, except the Loudon Street extension to Morse Road, are still valid.

To guide the development of the transportation system, the 1998 Plan uses the same roadway functional classification system as the 1990 Plan. (See Appendix Exhibit C for definitions of the roadway functional classifications and descriptions of the design characteristics of the classifications.)

In addition to the 1990 recommendations, the 1998 Plan offers the following recommendations:

- Improve the alignment of the New Burg and Burg Street intersection.
- Improve Jones Road to a major collector.
- Improve Milner Road to a collector road.

- Construct a new collector from Galway Drive east and north to Newark-Granville Road.
- Extend the new Galway Drive collector north to Milner Road.
- Construct a connector from Westgate Drive to the Galway Drive extension.
- Dead-end the existing Westgate Drive at Cherry Valley Road.
- Construct Cherry Valley Road between Newark-Granville Road and State Route 16 as a boulevard with a grass median.
- Address the highly dangerous intersection — as evidenced by several fatal and near-fatal accidents — of River Road and State Route 16 by making egress from River Road onto Route 16, from both the north and south, a right-hand turn only.
- Give high priority to resolving the problem of truck traffic in downtown Granville. Township and Village officials should initiate a joint effort with the City of Newark and the State of Ohio to find alternate routes.
- Granville officials should continue to develop a process to manage access to areas of new development so that vehicular and pedestrian traffic flows safely and at the desired capacity and speed.
- Township officials should establish a dialog with McKean Township Trustees to discuss potential improvements to Dry Creek Road.

F. Open Space and Recreation



The soccer fields at Wildwood Park.

Open space is an important aspect of every category of land use in Granville. Open space contributes to the physical beauty of the Community, provides a buffer from the stresses of close living, and helps to maintain a historical link with the generations of people who settled the land. Open space includes conservation land, recreational land (both privately and publicly held), and the large tracts of agricultural land that are being farmed or grazed or have not

been developed yet. The following recommendations are made to encourage the planned preservation of a maximum amount of open space in any future development within the Community:

- A preliminary photographic inventory has been developed to document current open

space (primarily in the Township). This should be augmented and used as a reference tool by the review boards that consider development requests.

- A map detailing open space areas to be preserved shall be created as soon as possible. The map will indicate the areas of open space and pathways connecting such open space areas.
- Inventories of land features shall be required as part of the application process for all new development proposals.
- The open space requirements recommended in the Land Use category of this Plan shall be implemented expeditiously.
- The Township and Village governments shall form a Joint Recreation District as is recommended by the 1995 Joint Parks District Study Committee. This study recommends an Advisory Board that would plan for and purchase land for recreational and open space. It also would oversee the existing Recreation Commission, which would continue to administer the community's recreation programs. Possible funding sources include the Green Space levy, the current Village Park Lands Reserve Fund, and other impact fees.
- Coordination and planning for the development of new bike/pedestrian pathways shall be considered from a total Community perspective. This could be one of the responsibilities assigned to the Joint Recreation District Advisory Board.
- Coordination with the Granville Land Conservancy's efforts to preserve open space and environmentally sensitive land is important in order for these efforts to be successful.
- An annual meeting comprised of representatives of the school system, Recreation Commission, Granville Land Conservancy, Township Trustees, the Village Council, and the Green Space Committee shall be held.

G. Implementation

The Township Trustees and the Village Council, together with their legislative and administrative boards and commissions, are responsible for directing the actions needed to reach the objectives of the Growth Management Strategy. A key element in the Growth Management Strategy is a procedure providing for a) periodic assessment of the timeliness and thoroughness of its implementation, and b) an evaluation of the validity of its recommendations in light of the then current factors that influence Community growth.

It is recommended that the Township Trustees and the Village Council adopt Resolutions specifying the details of such a review. (A copy of a model Resolution drafted by the Committee appears in Appendix Exhibit D.) This document will a) establish a timetable, and b) outline monitoring and measuring procedures, including research and the use of basic growth indicators (such as changes in property valuation, state income tax revenue, the number of requests for subdivisions, the number of building permits issued, the number and type of variances granted, and the number and type of requests for changes in zoning ordinances).

Part III: Appendix

EXHIBIT A: IMPLEMENTATION SCHEDULE
(1990 schedule in plain text, 1998 updates in bold)

GOAL	OBJECTIVE	PRIMARY RESPONSIBILITY	SUGGESTED SCHEDULE
Implement Transportation Plan	• Adopt functional street classification system.	Granville Township and Village	1991
	• Install recommended street improvements.	Granville Township, Village and Ohio Department of Transportation	Ongoing
Implement Downtown Plan	• Adopt Downtown Plan as official development policy.	Village Planning Commission and Village Council	Ongoing
	• Pave Broadway and Main Street Intersection.	Village	1991
	• Improve sidewalks.	Village and downtown business owners	1991 Ongoing
	• Improve lighting.	Village	(Completed 1991-92)
	• Install downtown signage package.	Village and downtown business owners	1992
	• Improve South Granville community entryway (Main Street).	Village	1993
	• Implement recommendations of 1997 consultation with professional planner for treatment of Downtown.	Village	1999

EXHIBIT A: IMPLEMENTATION SCHEDULE
(1990 schedule in plain text, 1998 update in bold)

GOAL	OBJECTIVE	PRIMARY RESPONSIBILITY	SUGGESTED SCHEDULE
Implement strong Growth Management Plan	• Update Village zoning and subdivision regulations and Township zoning resolutions for consistency with Plan.	Village Planning Commission and Village Council; Township Planning Commission and Township Trustees	1990 (Completed 1992-6)
	• Strengthen percolation test requirements of subdivision regulations.	County Planning Commission and Township Trustees	1990
	• Use Growth Management Plan for rezoning requests, subdivision approvals, preservation of designated corridors and aquifer protection overlay.	Village and Township Planning, Zoning and Review Boards; Village Council and Township Trustees	Ongoing
	• Update Village zoning and subdivision regulations and Township zoning resolutions for consistency with 1998 Comprehensive Plan Review Committee recommendations.	Village Planning Commission and Village Council; Township Planning Commission and Township Trustees	1999
Institute Floodway Conservation Zone Designation	• Limit use of floodway areas for greenways, recreation, open space and other low intensity uses	Granville Township, Village	1990 (Completed 1994)
Preserve Open Space, natural areas and steep slopes through density incentives and flexible design standards.	• Write standards into zoning and subdivision regulations.	Granville Township, Village	1990
	• Incorporate new land use recommendations of Comprehensive Plan Review Committee into zoning and development standards.	Granville Township, Village	1999
	• Explore the possibilities of using Transfers of Development Rights, creation of Agricultural Security Zones and other land preservation techniques for the protection of open space.	Granville Township, Village	1999
Develop standards for protecting aquifers and ground water resources	• Define wellhead protection (zone of capture) areas.	Granville Township, Village and Ohio EPA	1990-91 (Completed through Raccoon Valley Aquifer Wellhead Protection Overlay District in the Village in 1992 and to a limited degree by the Flood Hazard Overlay District in the Township in 1994)
	• Identify potential contamination threats.	Granville Township, Village and Ohio EPA	1990-91
	• Develop Aquifer Management Plan.	Granville Township, Village and Ohio EPA	1990-91
	• Install Monitoring Program	Granville Township, Village and Ohio EPA	1990-91
Preserve important Scenic Corridors and entryways	• Draft and adopt a corridor protection overlay zoning district	Granville Township and Village	1990-91 (Completed in Township in 1994; in Village in 1995)
	• Adopt new standards for Scenic Corridor land use category as recommended by Comprehensive Plan Review Committee.	Granville Township and Village	1999

GRANVILLE COMMUNITY SURVEY

WE WANT YOUR FEEDBACK. The Village of Granville and Granville Township are reviewing the current comprehensive plan (December 1990) to determine if it needs to be revised and, if so, how. The Village and the Township are co-sponsors of the plan and will be treated as equal partners.

Your opinion is an important part of the process of reviewing and revising the Comprehensive Plan.

Please take the few minutes required to fill out this questionnaire and return it in the enclosed self-addressed envelope (P.O. Box 315, Granville, OH 43023-0315) by March 15, 1997. Because of tabulation time requirements, a later posting date will put your questionnaire in jeopardy of not being included in the survey results. Thank you for your time and effort.

PLEASE NOTE: Except where the Village or Township are specifically referred to as such, the term "Granville" refers to the entire Granville community, both the Village and the Township.

PART 1 Please indicate whether you agree, disagree, or are undecided by circling the appropriate number.

Granville:	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
A. Is a good place to live	96.6%	0.7%	2.7%
B. Is a good place to raise children	95.8%	0.8%	3.4%
C. Is a safe place to live	98.2%	0.5%	1.3%
D. Has adequate parks and public areas	67.4%	21.8%	10.8%
E. Has adequate cultural facilities	74.1%	15.5%	10.4%
F. Has a good school system	87.5%	3.0%	9.5%
G. Has an attractive downtown	94.7%	2.8%	2.5%
H. Has adequate downtown parking	39.0%	53.0%	8.0%
I. Has adequate shopping areas	62.2%	29.1%	8.7%
J. Is its own community, not a suburb of Columbus	92.0%	3.8%	4.2%

PART 2

	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
A. The rate of residential development in Granville is too fast	66.4%	20.8%	12.8%
B. The rate of commercial development in Granville is too fast	48.2%	36.7%	15.1%
C. Downtown should remain the commercial and cultural hub of the community	77.3%	14.1%	8.6%
D. Downtown should stay as it is; more stores and shops are not needed	53.0%	30.3%	16.7%
E. There should be a shopping area outside downtown	40.7%	44.2%	15.1%
F. Granville should consider buying available green space to be preserved for the benefit of the community	73.5%	15.4%	11.1%
G. Developers should be required to reserve open space in their plans	89.0%	6.1%	4.9%
H. Township zoning resolutions and Village zoning ordinances should promote more consistency between the two	60.4%	22.4%	17.2%
I. Village and Township officials should work cooperatively	88.6%	6.3%	5.1%
J. More downtown property should be zoned for commercial purposes	22.2%	55.9%	21.9%
K. Granville retail space should provide services primarily for its residents	50.7%	35.3%	14.0%

	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
L. Homes should be clustered on smaller lots in exchange for preserving farm land and open space	34.1%	45.1%	20.8%
M. I am concerned that Township land will be annexed into neighboring municipalities within the next five years	65.8%	22.2%	12.0%
N. The currently proposed development of the commercially zoned property on Cherry Valley Road and Route 16 will be bad for Granville	41.7%	44.2%	14.1%
O. Cherry Valley Road should be widened	48.0%	36.7%	15.3%

PART 3

Granville would benefit from this type of new development:	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
A. Residential			
Single-family homes less than \$100,000	30.9%	56.6%	12.5%
Single-family homes \$100,000 - \$200,000	62.9%	26.2%	10.9%
Single-family homes \$200,000 - \$300,000	47.1%	37.2%	15.7%
Single-family homes greater than \$300,000	36.1%	48.6%	15.3%
Rental housing/apartments	24.3%	64.7%	11.0%
Senior citizen housing retirement community	60.6%	27.1%	12.3%
Senior citizen Assisted-living facility	51.3%	31.9%	16.8%
Senior citizen Nursing home	33.8%	45.1%	21.1%
B. Commercial/business			
Shopping mall	10.7%	84.0%	5.3%
Small retail stores	67.7%	24.7%	7.6%
Grocery stores	34.6%	55.3%	10.1%
Convenience stores	19.7%	72.8%	7.5%
Fast food restaurants	22.3%	69.6%	8.1%
Family restaurants	59.4%	33.5%	7.1%
Fine dining restaurants	52.4%	37.6%	10.0%
Child care facilities	52.1%	29.9%	18.0%
Auto service businesses	24.0%	63.3%	12.7%
Lodging (hotels/motels)	28.3%	61.2%	10.5%
Professional offices	52.1%	35.9%	12.0%
Corporate (headquarters/training/research) facilities	58.4%	31.5%	10.1%
Distribution facilities (warehouses)	11.4%	78.7%	9.9%
Manufacturing facilities	13.4%	76.4%	10.2%
C. Community			
Parks/recreation facilities	72.3%	18.6%	9.1%
Community/civic center	62.1%	25.6%	12.3%
D. Other: _____	—	—	—

PART 4

I would consider paying additional taxes for:	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
A. Infrastructure (water/sewer/streets/lighting) improvements for new commercial areas	10.0%	82.1%	7.9%
B. Infrastructure improvements for new residential areas	8.6%	82.6%	8.8%
C. Support of the school system	64.1%	27.2%	8.7%
D. Preserving open/green space in the community	65.5%	26.4%	8.1%
E. Parks/recreation facilities	59.4%	30.8%	9.8%
F. A community civic center	42.3%	41.7%	16.0%

PART 5

A major problem with Granville is:	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
A. Growing too fast	61.5%	26.3%	12.2%
B. Traffic in the Village	36.9%	51.4%	11.7%
C. Lack of affordable housing	39.1%	46.6%	14.3%
D. Parking in downtown	53.2%	37.2%	9.6%
E. Potential for too much commercial development	57.6%	32.7%	9.7%
F. High taxes	57.0%	30.1%	12.9%
G. People in the Village and Township don't think as one	49.2%	27.9%	22.9%
H. Appearance of entrance ways to the Village	32.5%	55.6%	11.9%
I. Lack of parks and recreation facilities	28.6%	59.6%	11.8%
J. Limited number and variety of stores	29.7%	62.5%	7.8%
K. Truck traffic through the village	58.8%	30.6%	10.6%
L. Too much interference with the rights of individual property owners	46.1%	37.5%	16.4%
M. Other: _____	80.5%	7.3%	11.4%

PART 6 VILLAGE RESIDENTS ONLY should complete this part of the survey.

	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
A. The Village Council is responsive to the Village residents	36.2%	36.3%	27.5%
B. The Village staff is responsive to the Village residents.	61.6%	14.1%	24.3%
C. Village police services are satisfactory.	84.1%	8.0%	7.9%
D. Village fire and emergency services are satisfactory.	94.1%	1.4%	4.5%
E. Village public services (water, sewer, streets) are satisfactory	84.5%	8.7%	6.8%
F. I am concerned that the Village will annex land from the Township	21.5%	48.7%	29.8%

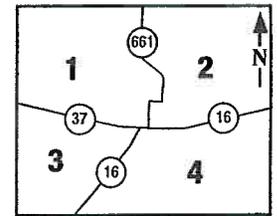
PART 7 TOWNSHIP RESIDENTS ONLY should complete this part of the survey.

	<u>AGREE</u>	<u>DISAGREE</u>	<u>UNDECIDED</u>
A. Trustees are responsive to Township residents.	62.2%	11.1%	26.4%
B. Township staff is responsive to Township residents	63.6%	8.4%	27.6%
C. County Sheriff services are satisfactory.	76.7%	8.2%	15.1%
D. Fire and emergency services are satisfactory.	87.3%	1.8%	10.6%
E. The condition and maintenance of roads are satisfactory within the Township.	80.3%	11.2%	8.5%
F. The cost of community services is low.	58.4%	15.4%	26.2%
G. I am concerned that the Village will annex land from the Township	68.9%	17.9%	13.2%

PART 8 Please rate the importance of the following characteristics of Granville on a scale of from 1 (not important) to 5 (very important).

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
A. The schools	5.3%	1.7%	6.9%	10.0%	76.1%
B. Physical attractiveness of downtown	4.0%	4.0%	16.2%	26.8%	49.0%
C. Denison University	8.5%	7.9%	17.5%	19.7%	46.3%
D. Cultural/community activities	5.3%	9.2%	26.5%	27.6%	31.3%
E. Proximity to my and/or my spouse's job	28.6%	12.5%	21.6%	15.9%	21.5%
F. Pedestrian-oriented downtown	6.5%	5.5%	16.0%	25.2%	46.8%
G. The Village's New England-town layout	10.2%	7.7%	16.8%	21.4%	43.8%
H. Small size/small town atmosphere	5.3%	2.5%	8.3%	16.6%	67.3%
I. Friendly people/safe feeling	4.9%	1.3%	4.4%	10.4%	79.3%
J. Proximity to Columbus	20.0%	13.4%	31.5%	16.3%	18.8%
K. The rolling hills, farms and open spaces	5.5%	3.6%	12.1%	20.2%	58.5%
L. A good place to raise a family	4.8%	1.4%	3.7%	11.2%	78.9%
M. The sense of history it conveys	9.1%	7.8%	21.8%	20.8%	40.5%
N. Other: _____	6.2%	3.1%	0.0%	12.3%	78.5%

PART 9 Please place a check mark next to the appropriate answer.



QUADRANT MAP

A. You live: 44.9% Within the Village of Granville's corporation limits.
54.7% In Granville Township outside the Village's corporation limits.
0.4% Other

B. If a Township resident, what quadrant do you live in (see map):
 Quadrant 1: 22.5%; Quadrant 2: 39.6%; Quadrant 3: 11.0%; Quadrant 4: 26.9%

C. How long have you lived in Granville?
21.1% 1 to 5 years; 18.0% 5 to 10 years; 12.5% 10 to 15 years; 47.8% More than 15 years; 0.5% Don't live here

D. How long do you expect to live in Granville?
12.4% 1 to 5 years more; 10.6% 5 to 10 years more; 17.5% 10 years or more; 59.6% Don't expect to move

E. Occupation: 4.0% Clerical 10.9% Homemaker 20.0% Retired 15.7% Executive/management
3.6% Service/Trades 3.5% Sales 2.8% Student 32.7% Professional
1.1% Laborer 0.6% Farmer 0.3% Unemployed 4.8% Other

F. Primary work location: 12.6% Home business 9.3% Denison University 18.0% Other in Granville
20.7% Newark vicinity 6.6% Other in Licking County 21.0% Columbus vicinity
11.9% Other

G. Your transportation to work is: 87.6% Car; 2.3% Car pool; 0.3% Bus; 6.6% Walk; 3.1% Other

H. Do you: 6.1% Rent your home? 93.9% Own your home?

I. Do you own property in Granville other than your home? 13.6% Yes 86.4% No

J. How many people live in your home? 8.8% One 40.7% Two 47.9% 3 to 5 2.6% More than 5

K. Gender: 50.0% Male 50.0% Female

L. Marital status: 82.3% Married 8.7% Single 5.0% Widow/widower 4.0% Divorced

M. Age: 3.2% 18 to 24; 9.1% 25 to 34; 24.2% 35 to 44; 25.4% 45 to 54; 19.0% 55 to 64; 19.2% 65 or over

COMMENTS? Note: 722 surveys contained comments from members of the Community. They are available for review at the Granville Library.

Thank you for completing this questionnaire. Your answers will provide vital assistance to the Comprehensive Plan Review Committee and the community as we work together to keep Granville the very special place it is.

PLEASE RETURN THE COMPLETED QUESTIONNAIRE IN THE ENCLOSED, SELF-ADDRESSED ENVELOPE (P.O. BOX 315, GRANVILLE, OH 43023-0315) BY MARCH 15, 1997.

EXHIBIT B

Demographic Analysis of 1997 & 1989 Community Surveys

The questionnaire was sent to all registered voters in the Township and in the Village, a total of 5,716. This represents an increase of 1,019 registered voters (22 percent) since November 1989.

Age

The residents of Granville in 1997 appear to be slightly older than those in 1989: 46.5 percent are 44 years of age or less vs. 41.5 percent in 1989; 44.4 percent are 45 to 64 years old vs. 36.8 percent eight years ago. The percentage of those 65 and over remain about the same, 19.2 percent vs. 19.6 percent.

Occupation

Granville remains largely a community of professionals, with 48.5 percent of the labor force employed as executives or professionals. In 1989, this figure was 42.7 percent. The next largest group was retirees, accounting for 20.0 percent of the respondents. The comparable figure in the previous survey was 16.3 percent. "Homemaker" was reported by 10.9 percent which was about the same as in 1989 (11.6 percent). "Sales, clerical, service/trades" represented 11.9 percent of the work force in 1997 vs. 8.9 percent in 1989. Students accounted for 2.8 percent of the 1997 responses vs. 3.6 percent in the 1989 survey.

Work Location

A greater percentage of Granville residents commute to Columbus and vicinity now than in 1989: 20.7 percent vs. 15.3 percent. The percentage of Granville residents working out of their homes increased to 30.6 percent from 26.7 percent in the previous survey. Denison employees accounted for 9.3 percent of the work force, slightly less than in 1989 (10.9 percent). No significant change in the percentage of the work force employed in Newark and other Licking County locations was reported: 27.4 percent in 1997 vs. 27.8 percent in 1989.

Length of Residency

The percentage of respondents who have lived in Granville for ten years or less in 1997 is about the same as in 1989: 39.1 percent vs. 37.6 percent. In 1997, 47.9 percent indicate they have lived in Granville for more than fifteen years. In 1989, 25.6 percent said they had been residents for eleven to twenty years and 36.0 percent had lived in Granville for more than twenty years.

Mobility

Today's Granville appears to be comprised of a somewhat more mobile citizenry than in 1989: 23.0 percent expect to move vs. 13.8 percent in the 1989 survey; 77.1 percent expect to remain here for at least 10 more years.

EXHIBIT C

Roadway Functional Classification System

The Roadway Functional Classification System is a standard meant to guide development of the transportation system throughout the Community. Many of the roadways in Granville have special characteristics which will need to be evaluated on an individual basis.

The Roadway Functional Classification System is generally consistent with the 1990 Comprehensive Plan. The following functional classifications have been used to develop the Transportation Map:

- **Arterial**– Carry local and regional traffic, link various communities, and move traffic to and from major traffic generators. They also carry intermediate and long-distance traffic, using traffic-control devices to facilitate traffic flow in developed areas. It is often necessary to regulate the number of access points on arterials.
- **Major Collector**– Collect and distribute traffic to arterials. They also provide access to specific traffic destinations, allow easy movement from one neighborhood to another, and provide cross-town traffic movement.
- **Collector**– Take traffic from local roads, carry it a short distance, and distribute it to arterials or major arterials.
- **Local**– Provide access to individual properties that abut the street. They also provide additional right of way for placing utility lines and drainage and sewer facilities.
- **Rural**– Are characteristic of many of the existing roads in the Township. They carry traffic to arterials and major arterials, and generally have few access points.

The following table describes the typical design characteristics of the functional classifications:

Functional Classification	Right of Way	Pavement Width	Travel Lanes	Examples
Arterials	100'	48'+	2* - 4	State Route 16 State Route 37
Major Collector	70 - 80'	32' - 52'	2*	Newark-Granville Road Broadway
Collector	60'	26' - 32'	2	Bryn Du Drive Galway Road
Local	60'	24' - 26'	2	Most Village streets
Rural	60'	24' - 28'	2	Raccoon Valley Road State Route 661

EXHIBIT D

DRAFT RESOLUTION

ADOPTING THE GRANVILLE COMPREHENSIVE PLAN, PROVIDING FOR THE ANNUAL REVIEW THEREOF, PROVIDING FOR THE PHYSICAL DEVELOPMENT OF THE [VILLAGE/TOWNSHIP] THEREWITH,

BE IT RESOLVED BY THE [GRANVILLE TOWNSHIP TRUSTEES/VILLAGE COUNCIL OF GRANVILLE] AS FOLLOWS:

WHEREAS, the Comprehensive Plan Review Committee after careful study and public hearings has recommended to [the Trustees/this Council] an updated Comprehensive Plan for the Township and Village of Granville; and

WHEREAS, [the Trustees/this Council] [have/has] carefully considered the Comprehensive Plan and [have/has] held a public hearing thereon and finds that said Plan constitutes a suitable, logical, and timely plan for the future development of the Township and Village.

NOW THEREFORE BE IT RESOLVED that the document consisting of text, maps, and charts, entitled the "Granville Comprehensive Plan" and dated the _____ day of _____, 1997, is hereby adopted as the Granville Comprehensive Plan of the Township and Village of Granville in accordance with Section _____.

RESOLVED FURTHER, that the Comprehensive Plan should at all times be current with the needs of the Township and Village of Granville, and should represent the best thinking of the citizens. The review procedure is recommended to include the appointment, by the joint efforts of the Township Trustees and Village Council, of a representative citizen review committee to oversee the review process and make consolidated recommendations to the Village and Township of Granville. The citizen review committee should encourage substantial public participation through open meetings, scientific public opinion surveys, and solicitation of recommendations from citizens. The review procedure should also include at least one public hearing on the consolidated recommendations before they are submitted to the Township and Village. [The Village Council/the Township Trustees], the Planning Commissions and Boards, and departments of the [Village/Township] in light of changing social, economic, and physical conditions should annually review the Comprehensive Plan and make those extensions, changes, or additions to the Plan which they deem necessary. This review procedure should be timed so that any necessary amendments to the Comprehensive Plan may be adopted by the [Township Trustees/Village Council] prior to the formulation of its annual budget and capital improvement program.

RESOLVED FURTHER that the Comprehensive Plan shall be the guide for the physical development of the [Township/Village]; that the [Township/Village] planning and zoning [resolutions/ordinances] shall be reviewed by the [Township Trustees/Village Council] at least annually to ensure that they are in conformity with the Comprehensive Plan, with interim review as necessary; and that building and development projects shall be reviewed for adherence to the applicable zoning [resolutions/ordinances] and for conformity with the Comprehensive Plan by appropriate Boards, Commissions, and the [Township Trustees/Village Council].

Adopted this ____ day of _____, 1998.

Signatures:

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CHAPTER 1175 Suburban Business District

1175.01	Purpose and intent
1175.02	Permitted and Conditional uses
1175.03	Development standards and design guidelines
1175.04	Plan approval required
1175.05	Procedure for approval

CROSS REFERENCES

- Signs - see P. & Z. Ch. 1189
- Off-Street Parking and Loading - see P. & Z. Ch. 1183
- Fences, walls and hedges - see P. & Z. 1187.03 (b)
- Tree and Landscape Requirements - see P. & Z. Ch. 1193
- Architectural Review Overlay District - see P. & Z. Ch. 1161
- Conditional Uses - see P. & Z. Ch. 1145

1175.01 PURPOSE AND INTENT

The purpose and intent of the Suburban Business District is to provide suitable areas for a mixed use, visually integrated neighborhood with a moderate concentration of various types of compatible businesses to service neighborhood needs, and residences while providing neighborhood and Village enhancing features, such as adequate parking, appropriate landscaping, screening, desirable aesthetics, and site design intended to eliminate adverse effects of traffic congestion. The Suburban Business District is intended to provide increased tax revenues to both the local schools and the Village, while minimizing costs to the Village for infrastructure acquisition and maintenance, and with preservation or enhancement of, rather than harm to, neighborhood, Village, and Granville Township quality of life and property values.

1175.02 PERMITTED AND CONDITIONAL USES

(a) Permitted Uses:

- (1) Retail outlets; furniture, clothing, jewelry, drug, shoe and variety stores, hardware, appliance, lighting, paint and wallpaper stores.
- (2) Retail food preparation: meat markets, bakeries, specialty food shops, ice cream stores, delicatessens, coffee shops, tea shops, confectionery stores, and other similar facilities all of which shall be limited to on-premise sales only.
- (3) Specialty shops: antique shops, gift shops, magazine, book stores, card shops, stationery stores, florist shops, arts and crafts supplies stores, bridal shops, health food stores, musical instruments stores, music stores, bicycle stores, toy stores, audio equipment stores, video equipment stores, china stores, glassware stores, linen stores, computer stores, software stores, quilting stores, fabric stores, office supply stores, picture frame stores, video rental stores, camera and photography shops and sporting goods outlets.
- (4) Service, and places of assembly: Laundromat, dry-cleaning and laundry pick-up stations, barber and beauty shops, physical fitness centers, shoe repair and tailor shops, print shops, copy shops, and civic structures, religious structures and other places of assembly.
- (9) Business and professional offices: such as medical and dental offices and clinics, law offices, insurance offices, real estate offices, advertising agency offices, answering service offices, architects' offices, Certified Public Accountants' offices, engineers' offices, interior decorators' offices, and financial services offices including financial planner offices, and stock brokerage offices.

(b) Conditional Uses:

- (1) Mortuaries and funeral homes.
- (2) Gas stations, restaurants and all other traffic oriented commercial establishments.
- (3) Banks, finance and utility company offices.
- (4) Grocery stores, convenience stores, hotels, motels and inns.
- (5) Single family, two-family and multifamily residential units.
- (6) Retirement community, nursing homes, or assisted living structures.
- (7) Recreational facilities and entertainment uses.
- (8) Drive-ins, drive-ups, or drive-throughs in conjunction with a permitted, or approved conditional use, except, that drive-up, drive-through, or drive-in facilities shall not be permitted in or at any fast food enterprise, or any enterprise involving the sale of beverages (for the purposes of this section, a fast food enterprise is a business engaged in the sale of pre-prepared or quickly prepared food and beverages, usually in disposable containers and wrappers, for consumption either on or off premises, in a facility in which a major portion of the food and beverage sales to patrons are at stand-up type counters or drive-in, drive-up, or drive-through arrangements).

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(c) Interpretation Of This Section

Each use must have its own independent approval, whether permitted or conditional.

1175.03 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

(a) Lot, Building and Other Requirements:

Category	No-residential	Residential
Density	<p>Maximum of 5,000 total gross square feet per acre.</p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>	<p>Maximum of 4 dwelling units per acre.</p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>
Lot Coverage	<p>Lot coverage shall not exceed 50%. In measuring lot coverage, all buildings and other covered areas, such as parking areas, sidewalks, loading areas, driveways and driveway areas, shall be included.</p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>	Not applicable.
Building Orientation	<p>Office buildings shall be clustered and arranged in a campus like setting to facilitate common open space.</p> <p>Any side of a building which faces a public street, right-of-way, public park, or open space shall be compatible with and use the same types of materials as the other sides of the building.</p>	<p>Any side of a building which faces a public street, right-of-way, public park or open space shall be compatible with and use the same types of materials as the other sides of the building.</p>
Maximum Single Tenant or Single Use (does not apply to office, civic or institutional uses)	4,000 gross square feet.	Not applicable.
Lot Size	Maximum of 5 acres for any lot which includes one or more non-residential, non-office, non-civic or non-institutional uses.	<p>The gross density in a development shall not exceed one unit per one and one-half acres.</p> <p>The maximum density is four units on any given acre in development. Publicly dedicated streets shall not be included in the computation of area.</p>
Build To Lines	<p>20 feet from the right-of-way line along arterial streets (for example, Main Street and Cherry Valley Road).</p> <p>30 feet from the right-of-way along secondary streets (collector, local, cul-de-sac, and service streets), where at least 50% of the front facades of structures shall be at the build to line.</p>	Same as front yard setback.
Front Yard Setbacks	<p>The front yard setback shall be the build to line.</p> <p>Either at least 50% of the front facades of structures shall be at the build to line, or at least 50% of the build to line shall be at the front facades of the structures.</p>	50 feet for collector and arterial streets, and 25 feet for all other streets.
Side Yard Setbacks	<p>15 feet minimum for lots greater than 1 acre in size.</p> <p>5 feet minimum for lots less than or equal to 1 acre in size.</p>	15 feet minimum

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<p>On-Site Parking</p>	<p>Parking areas must be located behind the front facade of the proposed buildings.</p> <p>Maximum of 1 space per 250 square feet of building space, except in the case of medical and dental offices and clinics where there shall be a maximum of 1 space per 200 square feet of building space.</p> <p>Parking areas must contain internal landscaped islands at a rate of a minimum of 200 square feet for every 10 parking spaces.</p> <p>Parking areas must contain a minimum of 1 deciduous tree for every 10 parking spaces in the internal landscaped islands.</p> <p>Parking areas must be screened from the view of the public right-of-way, residential areas, and any open space areas by a 42 inch minimum evergreen hedge, or by a 42 inch brick or natural stone wall.</p> <p>No parking or drive aisles will be permitted in any setback other than in the case of drive aisles where necessary to grant ingress and egress.</p>	<p>Maximum parking ratio of 2 spaces per unit in the case of multifamily uses.</p> <p>Minimum parking ratio of 1.75 spaces per unit.</p> <p>Parking areas must be located behind the front facade of the proposed buildings except in the case of single family residences.</p> <p>Parking areas must contain internal landscaped islands at a rate of a minimum of 200 square feet for every 10 parking spaces.</p> <p>Parking areas must contain a minimum of 1 deciduous tree for every 10 parking spaces in the internal landscaped island.</p> <p>Parking areas must be screened from the view of the public right-of-way and any open space areas by a 42 inch minimum evergreen hedge, or by a 42 inch brick or natural stone wall.</p> <p>No parking or drive aisles will be permitted in any setback other than in the case of drive aisles where necessary to grant ingress and egress.</p>
<p>Berms/Landscaping Mounds</p>	<p>No berms or landscaping mounds are permitted.</p>	<p>No berms or landscaping mounds are permitted.</p>
<p>Sidewalks</p>	<p>Minimum of 15 feet wide in front of retail.</p> <p>Minimum of 6 feet wide in front of office, civic and institutional uses.</p> <p>Required along all public right-of-ways.</p> <p>Shall be integrated with the village's pathways plan.</p>	<p>Minimum of 6 wide feet required along all public right-of-ways.</p> <p>Shall be integrated with the village's pathways plan.</p>
<p>Street Trees</p>	<p>Tree lawns and street planting zones of at least 6 feet in width, in addition to walkway and parking shall be provided.</p> <p>Street trees must be planted in straight lines along each side of any street or public right-of-way.</p> <p>Street trees shall be planted no less than 24 feet and no more than 36 feet on center.</p> <p>Each street tree shall have at least 100 square feet of water permeable surface centered on the tree trunk to help ensure adequate root moisture.</p>	<p>Tree lawns and street planting zones of at least 6 feet in width, in addition to walkway and parking shall be provided.</p> <p>Street trees must be planted in straight lines along each side of any street or public right-of-way.</p> <p>Street trees shall be planted no less than 24 feet and no more than 36 feet on center.</p> <p>Each street tree shall have at least 100 square feet of water permeable surface centered on the tree trunk to help ensure adequate root moisture.</p>

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<p>Walls, Fences and Hedges</p>	<p>Fences and hedges are permitted in the front yard setback to a maximum height of 42 inches.</p> <p>Walls used to screen service areas shall be brick or stone to a minimum height of 1 foot higher than service area being screened.</p> <p>Non-residential uses shall be separated from other uses at the side and rear by a continuous hedge of landscaping, or brick or stone wall. These hedges or walls shall be 42 inches high.</p>	<p>Fences and hedges are permitted in the front yard setback to a maximum height of 42 inches.</p> <p>Walls used to screen service areas shall be brick or stone to a minimum height of 1 foot higher than service area being screened</p>
<p>Open Space</p>	<p>A density incentive of an additional 5,000 gross square feet per acre of density (or a total of 10,000 gross square feet per acre), plus an additional 20% for a total of 70% lot coverage, plus in the case of lots to be used exclusively for offices, an additional 2,000 gross square feet of density (for a total of 12,000 gross square feet per acre for such office uses) is available in return for the dedication of open space under the following conditions:</p> <ol style="list-style-type: none"> (1) The dedication is of a minimum of 20% of the gross total tract area, and (2) 50% of the dedicated open space is further dedicated for public use, including trails, parks, active recreation and the like, and (3) The Planning Commission approves the dedication. In considering approval, the Planning Commission shall be guided by: (a) the usefulness of the open space for trails, paths, parks, greens, and active recreation areas, including whether or not the tract's proposed open space adjoins in a harmonious manner other existing public open spaces, and (b) the degree to which the dedication includes desirable open space areas such as forests, floodplains, steep slopes, and historical sites, structures, and plantings. <p>Right-of-ways shall not be counted as open space.</p>	<p>A density incentive of an additional 2 dwelling units per acre (for a total of 6 dwelling units per acre and a gross density of 1 unit per acre) are available in return for the dedication of open space under the following conditions:</p> <ol style="list-style-type: none"> (1) The dedication is of a minimum of 20% of the gross total tract area, and (2) 50% of the dedicated open space is further dedicated for public use, including trails, parks, active recreation and the like, and (3) The Planning Commission approves the dedication. In considering approval, the Planning Commission shall be guided by: (a) the usefulness of the open space for trails, paths, parks, greens, and active recreation areas, including whether or not the tract's proposed open space adjoins in a harmonious manner other existing public open spaces, and (b) the degree to which the dedication includes desirable open space areas such as forests, floodplains, steep slopes, and historical sites, structures, and plantings. <p>Right-of-ways shall not be counted as open space.</p>
<p>Detention Basins and Retention Ponds</p>	<p>Detention basins shall be designed by a landscape architect in conjunction with an engineer to ensure that they incorporate naturalistic shapes and that they are planted and maintained in an attractive manner.</p> <p>Scenic retention ponds are encouraged as a means of treating non-point source pollutants. 40% of the perimeter of these ponds, at the outfall, shall be planted in native wetland plantings.</p>	<p>Detention basins shall be designed by a landscape architect in conjunction with an engineer to ensure that they incorporate naturalistic shapes and that they are planted and maintained in an attractive manner.</p> <p>Scenic retention ponds are encouraged as a means of treating non-point source pollutants. 40% of the perimeter of these ponds, at the outfall, shall be planted in native wetland plantings.</p>

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<p>Building Style</p>	<p>Building design shall be of traditional American styles, such as: Postmedieval English, Dutch Colonial, French Colonial, Georgian, Adam, Federal, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, or Shingle.</p> <p>Office buildings shall be a minimum of 1.5 stories and a maximum of 2 stories. All other buildings shall be a minimum of 2 stories in appearance and a maximum of 2.5 stories.</p> <p>The entrance to the first floor of any structure shall be at or above grade.</p> <p>Buildings which the ordinary reasonable person would readily associate with a particular entity based on viewing two or more other buildings used by the entity, will be considered in their entirety as signs. As such, all exterior surface square footage shall be taken into account under applicable sign ordinances and regulations.</p>	<p>Building design shall be traditional American styles, such as: Postmedieval English, Dutch Colonial, French Colonial, Georgian, Adam, Federal, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, or Shingle.</p> <p>Buildings shall be a minimum of 1.5 stories and a maximum of 2.5 stories.</p> <p>The entrance to the first floor of any structure shall be at or above grade.</p>
<p>Building Massing</p>	<p>Building massing shall be appropriate, including as related to surrounding setbacks, surrounding buildings, the spaces which are created by the building, and the scale.</p> <p>The appropriate architectural massing and scale shall be achieved by close adherence to the scale and proportioning systems of the traditional American styles.</p>	<p>Building massing shall be appropriate, including as related to surrounding setbacks, surrounding buildings, the spaces which are created by the building, and the scale.</p> <p>The appropriate architectural massing and scale shall be achieved by close adherence to the scale and proportioning systems of the traditional American styles.</p>
<p>Roof</p>	<p>Simple gable roof forms and dormers are the most consistent with the architectural context of the village and are encouraged.</p> <p>Roof structures (including air conditioning units and satellite dishes) shall be screened from view on all sides.</p> <p>Roofs shall have a minimum pitch of 8/12.</p>	<p>Simple gable roof forms and dormers are the most consistent with the architectural context of the village and are encouraged.</p> <p>Roofs shall have a minimum pitch of 8/12.</p>
<p>Windows</p>	<p>Window arrangement on all facades shall be simple and harmonious.</p> <p>Horizontal strip windows are prohibited.</p> <p>Divided light windows, and/or mullions, are required for all windows, including those used for retail display.</p> <p>Shutters, if used, must each be one half of the width of the window so they appear to be able to cover the window opening if closed.</p>	<p>Window arrangement on all facades shall be simple and harmonious.</p> <p>Horizontal strip windows are prohibited.</p> <p>Divided light windows, and/or mullions, are required for all windows.</p> <p>Shutters, if used, must each be one half of the width of the window so they appear to be able to cover the window opening if closed.</p>

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<p>Materials</p>	<p>Building materials shall be natural. Brick, stone and wood siding are preferred. High grade "Restoration" vinyl or equal is permissible.</p> <p>Chimneys shall be brick or stone.</p> <p>For the purpose of this chapter, stone includes both natural stone and cultured stone that is both natural in appearance and is designed to appear native to this region of the country.</p> <p>Brick shall be of a traditional natural range of colors, and not exotic nontraditional varieties, such as white, tan, cream, chocolate brown, glazed, or spray painted to resemble used brick.</p> <p>Brick may be painted if the entire exterior surface of the brick and related mortar is painted the same color.</p>	<p>Building materials shall be natural. Brick, stone and wood siding are preferred. High grade "Restoration" vinyl or equal is permissible.</p> <p>Chimneys shall be brick or stone.</p> <p>Brick shall be of a traditional natural range of colors, and not exotic nontraditional varieties, such as white, tan, cream, chocolate brown, glazed, or spray painted to resemble used brick.</p> <p>Brick may be painted if the entire exterior surface of the brick and related mortar is painted the same color.</p>
<p>Drive-throughs, Drive-ins, and Drive-ups</p>	<p>Any drive-throughs, drive-ins, and drive-ups shall be in the rear of the structure, and ingress to and egress from drive-throughs, drive-ins, and drive-ups shall be from the parking lots at the rear of the structure.</p>	<p>N/A</p>
<p>Hours of Operation</p>	<p>A maximum of 18 hours per day.</p>	<p>N/A</p>
<p>Colors</p>	<p>Colors selected from the Sherwin-Williams "Heritage Colors" series, the Coronado "Chesapeake Bay Restoration Colors" series, and the Benjamin Moore "Historical Color Collection" series are pre-approved.</p>	<p>Colors selected from the Sherwin-Williams "Heritage Colors" series, the Coronado "Chesapeake Bay Restoration Colors" series, and the Benjamin Moore "Historical Color Collection" series are pre-approved.</p>
<p>Garages</p>	<p>No above grade garages are permitted.</p>	<p>Garages must be set back a minimum of 4 feet from the front facade of the dwelling building.</p> <p>No garage door facing a street shall be larger than 9 feet in width.</p> <p>There shall be no more than 2 adjacent garage doors facing the street.</p>
<p>Lighting</p>	<p>All lighting shall be natural in appearance (approximate spectrum of sunlight), with a maximum level of 25 footcandles anywhere on the site.</p> <p>All lighting shall meet the Village of Granville Exterior Lighting Guidelines.</p>	<p>All lighting shall be natural in appearance (approximate spectrum of sunlight), with a maximum level of 25 footcandles anywhere on the site.</p> <p>All lighting shall meet the Village of Granville Exterior Lighting Guidelines.</p>
<p>Use of Details</p>	<p>Building and lighting details should be appropriate to the scale, overall design concept and style of the building and its environment.</p>	<p>Building and lighting details should be appropriate to the scale, overall design concept and style of the building and its environment.</p>

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<p>Landscaping and Pedestrian Environment Enhancement</p>	<p>Plants should be used for positively accentuating and highlighting the architectural details of structures, and the surrounding land.</p> <p>Elements which contribute to the quality of the pedestrian environment are preferred. Included among these may be benches, water fountains, seating areas, arcades, awnings or canopies.</p>	<p>Plants should be used for positively accentuating and highlighting the architectural details of structures, and the surrounding land.</p> <p>Elements which contribute to the quality of the pedestrian environment are preferred. Included among these may be benches, water fountains, seating areas, arcades, awnings or canopies.</p>
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(b) Traffic Requirements:

A traffic and parking system plan shall be shown that details points of ingress and egress into the property, public and private drives, parking areas and pedestrian walkway areas. The plan shall be so designed to minimize conflict points between pedestrian and vehicular movement while maintaining ample and safe walkways and pathways. The Commission shall not approve the plan unless they find the plan provides adequate ingress and egress and does not adversely impact traffic patterns nor increase traffic usage of municipal streets to the detriment of the safety and welfare of the public.

1175.04 PLAN APPROVAL REQUIRED

An application and plan is required for all new construction, exterior modification or structural alteration in the Suburban Business District.

The application and plan shall show the following:

- (a) Drawings sufficient to determine adherence to the requirements of the Zoning Ordinance, including: all proposed and neighboring structures shall be located, and the drawings shall delineate the type, color and nature of materials used as well as show square footage, tenant types and expected entrance(s), service and pedestrian areas for the plan, and floor plans and elevations. A sample of exterior materials to be used in the proposed project shall be included as determined necessary by the Planning Commission (except in the case of brick and natural or cultured stone where samples are always required).
- (b) Traffic concept: All points of ingress and egress into public roadways and the overall traffic distribution scheme shall be shown, indicating traffic flow patterns and traffic control points. The criteria that must be followed includes:
 - (1) Combined curbcuts, especially for any uses that are incorporated in a commercial development;
 - (2) Minimization of conflict points between auto and pedestrian traffic to include adequate design and demarcation of pedestrian walkways and bikeways from parking and/or driveway areas;
 - (3) Service traffic separation from customer and commuter traffic;
 - (4) Service drives or other such improvements may be required if area traffic conditions warrant.
- (c) Parking and utilities: The proposed provision of all utilities, storm drainage retention and/or detention, trash collection systems and the lighting system shall be specifically detailed. A detailed parking layout shall be shown to include the following:
 - (1) Number of spaces indicated by total number of on-site spaces and to be summed by row;
 - (2) Access points and expected movement through and between separate parking areas;
 - (3) Expected pedestrian access routes from parking areas to structures.
- (d) Landscaping: All proposed site landscaping shall be indicated as to type and size of material to be used, proposed locations, and other features
- (e) A site analysis plan which includes and identifies, at minimum, basic topography, existing vegetation, location of wetlands (as defined in Section 404 of the Clean Water Act and federal regulations implementing that section), 100-year floodplains, slopes exceeding 25%, soils subject to slumping as indicated on the medium-intensity maps contained in the county soil survey published by the USDA Natural Resources Conservation Service, land required for street rights-of-way, and land under or required for the purposes of this plan to be under permanent easement prohibiting future development (including easements for drainage, access, and utilities), and historical sites, structures, and plantings
- (h) Any other plans determined necessary by the Planning Commission for assessing conformance to this Chapter 1175.

1175.05 PROCEDURE FOR APPROVAL

- (a) Application for a zoning certificate in the SBD shall be submitted with eight complete copies of the required plan (except for any required samples of exterior materials where only one sample of each material is required), to the Zoning Inspector. Applications must be completed in order to be processed. However, partial processing of an

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application by the Village does not eliminate the requirement for providing further information as necessary to meet the review as described in this Chapter 1175. The time frames as established in Section 1141.05 shall be applicable.

- (b) After staff review and recommendations, the application and plans shall be forwarded to the Planning Commission for hearing. The Commission may request additional information from the Zoning Inspector in order to make its recommendation. In determining the acceptability of the site plan, the Commission shall consider all of the requirements in the development standards and design guidelines of Section 1175.03.
- (c) In the case of an application for one or more conditional uses and/or applications involving one or more variances, after the hearing and consideration, the Commission shall, either with or without application modifications, approve the application contingent on the applicant obtaining the approval, under the application as contingently approved by the Commission, of the Board of Building and Zoning Appeals of any conditional uses(s) and variance(s), or deny the application. In all other cases, after the hearing and consideration, the Commission shall approve or deny the application, or approve with modifications.
- (d) Thereafter, the Zoning Inspector shall issue or refuse to issue a zoning certificate. In all circumstances, the site plan shall be considered a condition of approval of the application. The applicant shall obtain zoning permits within one year from the date of approval. With approval of the Commission, subsequent minor modifications of the approved site plan may be made, provided such changes do not alter the essential character, as determined by the Commission, of the original plan as approved. If the Commission determines that such changes are significant, the site plan shall be resubmitted to the Commission for approval as a new application. Any new construction, exterior modification or structural alteration to existing structures which proceed prior to final approval of the site plan shall be deemed to be an abatable nuisance.
- (e) Appeals. Any person who is aggrieved or affected by the decision of the Commission on an application for site plan approval shall have the right to appeal to Council. The appeal shall be filed with the Village Clerk not later than ten days after the decision is delivered by personal service or postmarked in the U.S. mail, postage prepaid, return receipt requested, to the applicant, or ten days after the decision of the Commission on the application is filed with the Village Clerk, whichever occurs last. (Ord. 15-93. Passed 7-21-93.)

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CHAPTER 1171 Planned Development Districts

1171.01	Purpose and intent.	1171.03	Development standards.
1171.02	Permitted uses.	1171.04	Procedures for Zoning approval.

CROSS REFERENCES

Subdivision design standards - see P. & Z. 1117
Extraction of minerals in PID - see P. & Z. 1179.01
Off-street parking and loading - see P. & Z. 1183
Private swimming pools - see P. & Z. 1185.01
Signs prohibited in residential districts - see P. & Z. 1189.05
Satellite ground stations - see P. & Z. 1191

1171.01 PURPOSE AND INTENT.

Planned Development Districts shall include residential, industrial and mixed-use commercial/residential subdistricts: Planned Unit District (PUD), Planned Commercial District (PCD), and Planned Industrial District (PID). It is the intent of the Planned Development Districts to promote the progressive development of land and construction thereon; further it is expected that planned development will achieve:

- (a) A more useful pattern of open space and recreation areas and more convenience in the location of accessory commercial uses and services.
- (b) A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of normal drainage patterns.
- (c) A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.
- (d) Commercial areas that: reflect the pedestrian scale and varied traditional architectural styles of commercial downtown Granville; increase tax revenues to both the local schools and the Village, while minimizing costs to the Village for infrastructure acquisition and maintenance; and preserve or enhance, rather than harm, neighborhood, Village, and Granville Township quality of life and property values.
- (e) A development pattern in harmony with land use density, transportation facilities, and community facilities objectives of the comprehensive plan.

1171.02 USES.

(a) PUD: Planned Unit Development Permitted Uses.

- (1) Dwelling units: single-family, two-family and multi-family dwellings and accessory uses incidental to these uses such as garages, etc.
- (2) Nonprofit cultural, religious or civic uses such as churches, parks and community facilities as determined to be in keeping with the character of this district by the Planning Commission.
- (3) Home occupations.

(b) PCD: Planned Commercial District.

(1) Permitted Uses:

- A. Retail establishments: grocery stores, drug stores, hardware stores.
- B. Retail food preparation: meat markets, bakeries, specialty food shops, ice cream stores, delicatessens, coffee shops, tea shops, confectionery stores, and other similar facilities.

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- C. Restaurants.
- D. Community facilities including nonprofit cultural, civic or religious uses, such as churches, schools and parks.
- E. Business and professional offices and financial institutions, such as banks, medical and dental offices and clinics, law offices, insurance offices, real estate offices, advertising agency offices, answering service offices, architects' offices, Certified Public Accountants' offices, engineers' offices, interior decorators' offices, and financial services offices including financial planner offices, and stock brokerage offices.
- F. Specialty shops: antique shops, gift shops, magazine shops, newstands, tobacco shops, book stores, clothing stores, jewelry stores, shoe stores, card shops, stationery stores, florist shops, arts and crafts supplies stores, bridal shops, health food stores, musical instruments stores, music stores, bicycle stores, toy stores, audio equipment stores, video equipment stores, china stores, glassware stores, linen stores, computer stores, software stores, quilting stores, fabric stores, office supply stores, picture frame stores, video rental stores, camera and photography shops, optical goods stores, and sporting goods outlets.
- G. Service shops: Laundromat, dry-cleaning and laundry pick-up stations, barber and beauty shops, physical fitness centers, shoe repair and tailor shops, print shops, copy shops.

(2) Conditional Uses: Notwithstanding any other position of the Codified Ordinance, the Planning Commission shall consider applications for conditional uses under this chapter. In so doing, they shall apply the criteria set forth in Chapter 1145.03, normally applied by the Board of Zoning and Building Appeals.

- A. Single family, two family and multi-family residential units.
- B. Retirement community, nursing homes, or assisted living structures.
- C. Childcare facilities.
- D. Drive-ins, drive-ups, or drive-throughs as described below:
 - 1. For all parcels zoned PCD after the effective date of this ordinance: drive-ins, drive-ups, or drive-throughs in conjunction with an above-mentioned permitted and approved use are permitted, except, that drive-up, drive-through, or drive-in facilities shall not be permitted in or at any fast food enterprise, or any enterprise involving the sale of beverages (for the purposes of this section, a fast food enterprise is a business engaged in the sale of pre-prepared or quickly prepared food and beverages, usually in disposable containers and wrappers, for consumption either on or off premises, in a facility in which a major portion of the food and beverage sales to patrons are at stand-up type counters or drive-in, drive-up, or drive-through arrangements).
 - 2. For all parcels zoned PCD prior to the effective date of this ordinance: drive-ins, drive-ups, or drive-throughs in conjunction with an above-mentioned permitted and approved use.
- E. Gasoline stations, for all parcels zoned PCD prior to the effective date of this ordinance only.

(c) PID: Planned Industrial District Permitted Uses.

- (1) Manufacturing, light industrial uses, processing, warehousing and industrial service activities located and maintained within the limits of the development standards of these Planned Industrial District regulations.

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- (2) Research/office facilities.
- (3) Professional and business offices.
- (4) Aviation-oriented facilities.
- (5) Maintenance and storage facilities.

1171.03 DEVELOPMENT STANDARDS & DESIGN GUIDELINES

(a) PUD and PID Lot Requirements: Minimum Yards

MINIMUM YARDS

Zoning District	Min Lot Area (Sq. Ft.)	Frontage To A Public Row (Feet)	Set Front (Feet)	Backs Side (Feet)	Min. Total Side Yard (Feet)	Rear Set-Back (Feet)	Max Bldg Lot Coverage	Max Height (Feet)
PUD	*	350	35	14	30	50	20%	35
PID	*	350	40	none		none	35%	35

* Minimum lot area requirements shall be determined by the Planning Commission upon conditions of the proposed development of the land and the requirements established herein for each development. (Ord. 1-95. Passed 2-15-95.)

- (1) There must be sufficient lot area and width to meet all parking and yard requirements.
- (2) Planned Unit District (PUD) when abutting another district, no structure shall be closer than thirty-five feet and no parking area or access drive shall be closer than fifteen feet to a side lot line.
- (3) Planned Industrial District (PID) when abutting another district, no structure shall be closer than fifty feet and no parking area, loading area or access drive shall be closer than fifteen feet to the rear lot line.
- (4) Parking areas shall be no closer to the main structure(s) than ten feet.
- (5) The net density in a development shall not exceed one (1) unit per one and one-half (1 1/2) acres. The Planning Commission may increase the density to one (1) unit per acre, provided that the conditions of 1171.03(b)(4) are met.
- (6) Density. The maximum PUD density is six units on any given acre in a development. Publicly dedicated streets shall not be included in the computation of area.

(b) Development & design standards specific to PCD:

Category	Non-residential	Residential
Density	<p>Maximum of 5,000 total gross square feet per acre.</p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>	<p>Maximum of 4 dwelling units per acre.</p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>

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<p>Lot Coverage</p>	<p>Lot coverage shall not exceed 40%. In measuring lot coverage, all buildings and other covered areas, such as parking areas, sidewalks, loading areas, driveways and driveway areas, shall be included.</p> <p>(A density bonus is available for certain open space plans. See Open Space below.)</p>	<p>Not applicable.</p>
<p>Building Orientation</p>	<p>Office buildings may be clustered and arranged in a campus-like setting to facilitate common open space.</p> <p>Any side of a building which faces a public street, right-of-way, public park, or open space shall be compatible with and use the same types of materials as the other sides of the building.</p>	<p>Any side of a building which faces a public street, right-of-way, public park or open space shall be compatible with and use the same types of materials as the other sides of the building.</p>
<p>Maximum Single Tenant, Single Use, Building Size (does not apply to office, civic or institutional uses)</p>	<p>Maximum total gross square feet, per single tenant or use is 6,000. Maximum building size is 12,000 total gross square feet.</p>	<p>Not applicable.</p>
<p>Lot Size</p>	<p>No maximum lot size.</p>	<p>The gross density in a development shall not exceed one unit per one and one-half acres.</p> <p>The maximum density is four units on any given acre in development. Publicly dedicated streets shall not be included in the computation of area.</p>
<p>Build To Lines</p>	<p>30 feet from the right-of-way line, where at least 50% of the front facades of structures shall be at the build to line.</p>	<p>Same as front yard setback.</p>
<p>Front Yard Setbacks</p>	<p>The front yard setback shall be the build to line.</p> <p>Either at least 50% of the front facades of structures shall be at the build to line, or at least 50% of the build to line shall be at the front facades of the structures.</p>	<p>50 feet for collector and arterial streets, and 25 feet for all other streets.</p>

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<p>Side Yard Setbacks</p>	<p>15 feet minimum for lots greater than 1 acre in size.</p> <p>5 feet minimum for lots less than or equal to 1 acre in size.</p>	<p>15 feet minimum</p>
<p>Conservation Setbacks</p>	<p>In no event shall there be impervious improvements or development in a floodplain or within 150 feet of the center line of a watercourse, whichever is the greater distance.</p>	<p>In no event shall there be impervious improvements or development in a floodplain or within 150 feet of the center line of a creek, whichever is the greater distance.</p>
<p>On-Site Parking</p>	<p>Parking areas must be located behind the front facade of the proposed buildings.</p> <p>For fast food and restaurants: maximum of 1 space per 60 square feet of building space.</p> <p>For medical and dental offices and clinics: maximum of 1 space per 200 square feet of building space.</p> <p>For all others: maximum of 1 space per 250 square feet of building space.</p> <p>Parking areas must contain internal landscaped islands at a rate of a minimum of 200 square feet for every 10 parking spaces.</p> <p>Parking areas must contain a minimum of 1 deciduous tree for every 10 parking spaces in the internal landscaped islands.</p> <p>Parking areas must be screened from the view of the public right-of-way, residential areas, and any open space areas by a 42 inch minimum evergreen hedge, or by a 42 inch brick or natural stone wall.</p> <p>No parking or drive aisles will be permitted in any setback other than in the case of drive aisles where necessary to grant ingress and egress.</p>	<p>Maximum parking ratio of 2 spaces per unit in the case of multifamily uses.</p> <p>Minimum parking ratio of 1.75 spaces per unit.</p> <p>Parking areas must be located behind the front facade of the proposed buildings except in the case of single family residences.</p> <p>Parking areas must contain internal landscaped islands at a rate of a minimum of 200 square feet for every 10 parking spaces.</p> <p>Parking areas must contain a minimum of 1 deciduous tree for every 10 parking spaces in the internal landscaped island.</p> <p>Parking areas must be screened from the view of the public right-of-way and any open space areas by a 42 inch minimum evergreen hedge, or by a 42 inch brick or natural stone wall.</p> <p>No parking or drive aisles will be permitted in any setback other than in the case of drive aisles where necessary to grant ingress and egress.</p>
<p>Berms/Landscaping Mounds</p>	<p>No berms or landscaping mounds are permitted.</p>	<p>No berms or landscaping mounds are permitted.</p>

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<p>Sidewalks</p>	<p>Minimum of 6 feet wide required along public right of ways.</p> <p>Shall be integrated with the village's pathways plan.</p>	<p>Minimum of 6 wide feet required along all public right-of-ways.</p> <p>Shall be integrated with the village's pathways plan.</p>
<p>Street Trees</p>	<p>Tree lawns and street planting zones of at least 6 feet in width, in addition to walkway and parking, shall be provided.</p> <p>Care shall be taken to preserve existing mature trees, where possible. Newly planted street trees must be planted in straight lines along each side of any street or public right-of-way and shall be planted no less than 24 feet and no more than 36 feet on center.</p> <p>Each street tree shall have at least 100 square feet of water permeable surface centered on the tree trunk to help ensure adequate root moisture.</p>	<p>Tree lawns and street planting zones of at least 6 feet in width, in addition to walkway and parking shall be provided.</p> <p>Street trees must be planted in straight lines along each side of any street or public right-of-way.</p> <p>Street trees shall be planted no less than 24 feet and no more than 36 feet on center.</p> <p>Each street tree shall have at least 100 square feet of water permeable surface centered on the tree trunk to help ensure adequate root moisture.</p>
<p>Walls, Fences and Hedges</p>	<p>Fences and hedges are permitted in the front yard setback to a maximum height of 42 inches.</p> <p>Walls used to screen service areas shall be brick or stone to a minimum height of 1 foot higher than service area being screened.*</p> <p>Non-residential uses shall be separated from other uses at the side and rear by a continuous hedge of landscaping, or brick or stone wall. These hedges or walls shall be 42 inches high.</p>	<p>Fences and hedges are permitted in the front yard setback to a maximum height of 42 inches.</p> <p>Walls used to screen service areas shall be brick or stone to a minimum height of 1 foot higher than service area being screened</p>

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<p>Open Space</p>	<p>A density incentive of an additional 5,000 gross square feet per acre of density (or a total of 10,000 gross square feet per acre), plus an additional 20% for a total of 60% lot coverage, plus in the case of lots to be used exclusively for offices, an additional 2,000 gross square feet of density (for a total of 12,000 gross square feet per acre for such office uses) is available in return for the dedication of open space under the following conditions:</p> <p>The dedication is of a minimum of 20% of the gross total tract area, and 50% of the dedicated open space is further dedicated for public use, including trails, parks, active recreation and the like, and The Planning Commission approves the dedication. In considering approval, the Planning Commission shall be guided by: (a) the usefulness of the open space for trails, paths, parks, greens, and active recreation areas, including whether or not the tract's proposed open space adjoins in a harmonious manner other existing public open spaces, and (b) the degree to which the dedication includes desirable open space areas such as forests, floodplains, steep slopes, and historical sites, structures, and plantings.</p> <p>Right-of-ways shall not be counted as open space.</p>	<p>A density incentive of an additional 2 dwelling units per acre (for a total of 6 dwelling units per acre and a gross density of 1 unit per acre) are available in return for the dedication of open space under the following conditions:</p> <p>The dedication is of a minimum of 20% of the gross total tract area, and 50% of the dedicated open space is further dedicated for public use, including trails, parks, active recreation and the like, and The Planning Commission approves the dedication. In considering approval, the Planning Commission shall be guided by: (a) the usefulness of the open space for trails, paths, parks, greens, and active recreation areas, including whether or not the tract's proposed open space adjoins in a harmonious manner other existing public open spaces, and (b) the degree to which the dedication includes desirable open space areas such as forests, floodplains, steep slopes, and historical sites, structures, and plantings.</p> <p>Right-of-ways shall not be counted as open space.</p>
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<p>Detention Basins and Retention Ponds</p>	<p>Detention basins shall be designed by a landscape architect in conjunction with an engineer to ensure that they incorporate naturalistic shapes and that they are planted and maintained in an attractive manner.</p> <p>Scenic retention ponds are encouraged as a means of treating non-point source pollutants. 40% of the perimeter of these ponds, at the outfall, shall be planted in native wetland plantings.</p>	<p>Detention basins shall be designed by a landscape architect in conjunction with an engineer to ensure that they incorporate naturalistic shapes and that they are planted and maintained in an attractive manner.</p> <p>Scenic retention ponds are encouraged as a means of treating non-point source pollutants. 40% of the perimeter of these ponds, at the outfall, shall be planted in native wetland plantings.</p>
<p>Building Style</p>	<p>Building design shall be of traditional American styles, such as: Postmedieval English, Dutch Colonial, French Colonial, Georgian, Adam, Federal, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, or Shingle.</p> <p>For parcels zoned P.C.D. prior to the effective date of this ordinance, all buildings shall be a minimum of 1.5 stories and a maximum of 2.5 stories.</p> <p>For parcels zoned P.C.D. after the effective date of this ordinance, all buildings shall be a minimum of 2 stories in appearance and a maximum of 2.5 stories.</p> <p>The entrance to the first floor of any structure shall be at or above grade.</p> <p>Buildings which the ordinary reasonable person would readily associate with a particular entity based on viewing two or more other buildings used by the entity, will be considered in their entirety as signs. As such, all exterior surface square footage shall be taken into account under applicable sign ordinances and regulations.</p>	<p>Building design shall be traditional American styles, such as: Postmedieval English, Dutch Colonial, French Colonial, Georgian, Adam, Federal, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, or Shingle.</p> <p>Buildings shall be a minimum of 1.5 stories and a maximum of 2.5 stories.</p> <p>The entrance to the first floor of any structure shall be at or above grade.</p>

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<p>Building Massing</p>	<p>Building massing shall be appropriate, including as related to surrounding setbacks, surrounding buildings, the spaces which are created by the building, and the scale.</p> <p>The appropriate architectural massing and scale shall be achieved by close adherence to the scale and proportioning systems of the traditional American styles.</p>	<p>Building massing shall be appropriate, including as related to surrounding setbacks, surrounding buildings, the spaces which are created by the building, and the scale.</p> <p>The appropriate architectural massing and scale shall be achieved by close adherence to the scale and proportioning systems of the traditional American styles.</p>
<p>Roof</p>	<p>Simple gable roof forms and dormers are the most consistent with the architectural context of the village and are encouraged.</p> <p>Roof structures (including air conditioning units and satellite dishes) shall be screened from view on all sides.</p> <p>Roofs shall have a minimum pitch of 8/12.</p>	<p>Simple gable roof forms and dormers are the most consistent with the architectural context of the village and are encouraged.</p> <p>Roofs shall have a minimum pitch of 8/12.</p>
<p>Windows</p>	<p>Window arrangement on all facades shall be simple and harmonious.</p> <p>Horizontal strip windows are prohibited.</p> <p>Divided light windows, and/or mullions, are required for all windows, including those used for retail display.</p> <p>Shutters, if used, must each be one half of the width of the window so they appear to be able to cover the window opening if closed.</p>	<p>Window arrangement on all facades shall be simple and harmonious.</p> <p>Horizontal strip windows are prohibited.</p> <p>Divided light windows, and/or mullions, are required for all windows.</p> <p>Shutters, if used, must each be one half of the width of the window so they appear to be able to cover the window opening if closed.</p>

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<p>Materials</p>	<p>Building materials shall be natural. Brick, stone and wood siding are preferred. High grade "Restoration" vinyl or equal is permissible.</p> <p>Chimneys shall be brick or stone.</p> <p>For the purpose of this chapter, stone includes both natural stone and cultured stone that is both natural in appearance and is designed to appear native to this region of the country.</p> <p>Brick shall be of a traditional natural range of colors, and not exotic nontraditional varieties, such as white, tan, cream, chocolate brown, glazed, or spray painted to resemble used brick.</p> <p>Brick may be painted if the entire exterior surface of the brick and related mortar is painted the same color.</p>	<p>Building materials shall be natural. Brick, stone and wood siding are preferred. High grade "Restoration" vinyl or equal is permissible.</p> <p>Chimneys shall be brick or stone.</p> <p>Brick shall be of a traditional natural range of colors, and not exotic nontraditional varieties, such as white, tan, cream, chocolate brown, glazed, or spray painted to resemble used brick.</p> <p>Brick may be painted if the entire exterior surface of the brick and related mortar is painted the same color.</p>
<p>Drive-throughs, Drive-ins, and Drive-ups</p>	<p>The location of any drive-throughs, drive-ins, and drive-ups shall be determined by the following factors: shape of the site; desirability of limiting curb cuts for ingress and egress; safety of pedestrian movement. In no event shall they be located in the front of the building.</p>	<p>N/A</p>
<p>Hours of Operation</p>	<p>A maximum of 18 hours per day, from 6 a.m. through 2 a.m., with the exception of office, civic, and institutional uses.</p>	<p>N/A</p>
<p>Colors</p>	<p>Colors selected from the Sherwin-Williams "Heritage Colors" series, the Coronado "Chesapeake Bay Restoration Colors" series, and the Benjamin Moore "Historical Color Collection" series are pre-approved.</p>	<p>Colors selected from the Sherwin-Williams "Heritage Colors" series, the Coronado "Chesapeake Bay Restoration Colors" series, and the Benjamin Moore "Historical Color Collection" series are pre-approved.</p>

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Garages	No above grade garages are permitted.	Garages must be set back a minimum of 4 feet from the front facade of the dwelling building. No garage door facing a street shall be larger than 9 feet in width. There shall be no more than 2 adjacent garage doors facing the street.
Lighting	All lighting shall be natural in appearance (approximate spectrum of sunlight), with a maximum level of 25 footcandles anywhere on the site. All lighting shall meet the Village of Granville Exterior Lighting Guidelines.	All lighting shall be natural in appearance (approximate spectrum of sunlight), with a maximum level of 25 footcandles anywhere on the site. All lighting shall meet the Village of Granville Exterior Lighting Guidelines.
Use of Details	Building and lighting details should be appropriate to the scale, overall design concept and style of the building and its environment.	Building and lighting details should be appropriate to the scale, overall design concept and style of the building and its environment.
Landscaping and Pedestrian Environment Enhancement	Plants should be used for positively accentuating and highlighting the architectural details of structures, and the surrounding land. Elements which contribute to the quality of the pedestrian environment are preferred. Included among these may be benches, water fountains, seating areas, arcades, awnings or canopies.	Plants should be used for positively accentuating and highlighting the architectural details of structures, and the surrounding land. Elements which contribute to the quality of the pedestrian environment are preferred. Included among these may be benches, water fountains, seating areas, arcades, awnings or canopies.

(c) **General Site Development Standards.**

- (1) The applicable sections of the subdivision regulations and the parking, sign and landscaping regulations of this Zoning Ordinance must be met.
- (2) A traffic and parking system plan shall be shown that details points of ingress and egress into the property, public and private drives, parking areas and pedestrian walkway areas. The plan shall be so designed to minimize conflict points between pedestrian and vehicular movement, while maintaining ample and safe walkways and pathways. The Planning Commission shall not recommend nor shall Council approve a development plan unless they find that:
 - A. Such planned development provides adequate ingress and egress and does not adversely impact traffic patterns nor unreasonably increase traffic usage of municipal streets to the detriment of the safety and welfare of the public.
 - B. Planned developments fronting on major streets shall be provided with parallel service streets in order to limit access to one intersection on a major street.
 - C. Off-street parking shall be provided as established in Chapter 1183.

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- (3) **Parking Layout.** A detailed parking layout must be shown to include the following:
- A. Number of spaces indicated by total number of on-site spaces and to be summed by row.
 - B. Access points and expected movement through and between separate parking lot areas.
 - C. Expected pedestrian access routes from parking area to stores for PCD. It is encouraged that the total area used for parking be so designed so as to create smaller defined parking lot areas in lieu of a single unbroken paved lot. It is required that adequate landscaping be used to delineate or accent parking and pedestrian areas. Shared parking for multiple buildings is strongly encouraged.
- (4) **Development Incentives:** It is the intent that the Planned District be an asset to the surrounding development and as such, development incentives can be granted by the Planning Commission based on the following conditions:
- A. In PCD: See 1171.03 (b)
 - B. In PUD and PID: Dedicated park land, the amount of acreage to be determined by the Commission. Dedicated school site, the amount of acreage to be determined by the Commission. Dedicated site for other necessary municipal services as accepted by the Village. A maximum credit of five percent (5%) additional ground coverage under PCD and PID may be granted by the Commission for each of these. Structures, service areas, loading docks, parking areas and pedestrian sidewalks in no case shall cover more than ninety percent (90%) of the site, not including publicly dedicated roadways in the calculations.
- (5) The proposed provisions of all utilities, storm drainage collection, trash collection systems and the lighting system shall be specifically detailed. Trash containers shall be sufficiently screened to avoid nuisance. All litter shall be controlled on site.
- (6) The applicant shall show evidence of sufficient control over the land to effectuate the development plan, and the project shall be developed as a unit with respect both to design and construction.
- (7) Within the PCD, all service and delivery shall be made to the rear of the structure(s) or use unless special design treatment or other circumstances warrant as approved by the commission.
- (8) In the PCD District, the outdoor storage and display of merchandise on sidewalks or plaza areas shall be prohibited.

For zoning to PID, a descriptive text shall indicate the nature of the activity to be carried on, expected levels of noise, dust, smoke, glare, odor, vibration, or hazardous waste to result from the normal operation of the specific industrial activity. Future expansion plans and uses for all parts of the site are required to be shown, and may be held as a binding condition for approval by the Commission.

1171.04 PROCEDURES FOR APPROVAL.

(a) Zoning with a Development Plan, for PUD, PCD, PID.

- (1) The owner or developer of the land shall submit an application in writing to the Village Manager or his designee for consideration. Such application must include eight copies of a Development Plan for the entire area proposed to be developed in the Planned District classification. The Development Plan should include information required under Section 1171.03(c), and shall include drawings sufficient to determine adherence to the requirements of the Zoning Ordinance, including, but not limited to: all proposed and neighboring structures shall be located, and the drawings shall delineate the type, color and nature of materials used as well as show square footage, tenant types and expected entrance(s), service and pedestrian areas for the plan, and floor plans and elevations. A sample of exterior materials to be used in the proposed

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project shall be included as determined necessary by the Planning Commission (except in the case of brick and natural or cultured stone where samples are always required).

- (2) A preliminary plat for the first phase must be filed in addition to the application and the Development Plan. It must conform to Subdivision Regulations and should include at least twenty percent (20%) of the total acreage within the Development Plan.
- (3) The Planning Commission shall review with the applicant the application, the Development Plan and the preliminary plat for Phase I. The Planning Commission shall invite the opinions of the Village Engineer and department heads regarding the application.
- (4) In determining the acceptability of the Development Plan, the Planning Commission shall consider distances between buildings, setbacks, yard space, suitability of open space systems, traffic accessibility, landscaping plans, engineering feasibility studies, preservation of rare, historically significant, or scenic existing natural resources, topography, or vegetation, construction sequence and time schedule for completion of each phase of the project, and other such elements having a bearing on the overall acceptability of the Development Plan in keeping with the intent of this section.
- (5) The Commission shall hold a public hearing on the Development Plan and prepare its recommendation for approval, approval with modifications or disapproval, and send a copy to the applicant indicating its approval in principle or disapproval. If approval is indicated, the Commission shall indicate its approval recommendation by cover memorandum to the Council; or, if a qualified approval, state any change it will require in the cover memorandum and forward the application to Council. Should the Commission disapprove of the Development Plan, the applicant may a) resubmit with modification to the Planning Commission; b) appeal the Planning Commission's disapproval to the Council. Council shall have the option to approve finally or direct the application back to the Planning Commission for further study.
- (6) If the Development Plan is approved by Council, it shall be considered a binding condition upon which such zoning is based. In addition, an appropriate notation to that effect will be made on the face of the four copies of the Development Plan. One copy each shall be retained by the Planning Commission, Clerk, applicant, and Zoning Inspector. With approval of the Commission, minor modifications of the approved Development Plan may be made. Such modification shall not increase the overall density (for PUD) on the lot or change the essential character of the original approved plan. If the Commission determines that such proposed changes significantly alter the original Development Plan, such plan must be resubmitted to Council for approval. The developer shall not proceed with construction prior to final approval of both the overall Development Plan and that specific phase being considered. Any construction that takes place pursuant to preliminary plan approval without final plan approval shall be considered a violation of this Zoning Ordinance and an abatable nuisance. The development shall be in conformance with the Development Plan and a maximum of two years from date of approval is given for construction to start.
- (7) If the Development Plan is disapproved by the Council, that action is final. The applicant may, however, consider reasons given for the disapproval, make revisions to the Plan, and resubmit to the Planning Commission as a new Development Plan.

(b) Zoning Without a Development Plan.

- (1) Applications for zoning or rezoning to the Planned Development District classification without a Development Plan can be submitted for review by the Planning Commission. Upon their action on the proposed rezoning the application shall be forwarded to Council for final determination. Council can approve the application with or without modifications or disapprove the application or require that the application must include a Development Plan. In considering the application, the Commission and Council shall consider existing and expected surrounding land use, traffic and utility capacity considerations and environmental characteristics of the land to be zoned.
- (2) Binding conditions created by approval of rezoning application. At such time as the property owner or his/her representative desires to develop the property previously zoned without a Development Plan, a Development Plan shall be submitted to the Village Manager or his/her designee which shall conform to the requirements for the Development Plan and the preliminary plat for Phase I and shall be subject to the procedures and conditions for subsection (a) hereof.

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Agricultural Security Zone

An Agriculture Security Zone is agricultural land that no longer retains development rights. This land is held in perpetuity as agricultural land. Agriculture Security Zones clearly identify land that no longer retains development rights and designates it on the zoning map. By mapping Agriculture Security Zones, community planners can readily see areas that will not be developed in the future.

How does land become zoned Agriculture Security?

1. The property owner can voluntarily place a conservation easement on the land.
2. The property owner can donate the development rights. In the future, Federal and State guidelines may permit tax credits for this type of donation.
3. A purchase of development rights (PDR) enables a landowner to sell development rights while retaining ownership. The property can still be farmed or held in conservation.

EXHIBIT H

Committee Members & Volunteers

Granville Comprehensive Plan

Review Committee Members

Charles Metzger, co-chair

Keith Myers, co-chair

Constance K. Barsky

Jack Burriss

Brian Davis

John Downey

Carl Frazier

Monica Graffeo

Jim Larimer

Barbara Martin

Kim Miles

Lisa Minklei

Jim Murr

Ben Rader

Ron Sheldon

Mel Weinberg

Bill Wernet

Ex Officio Members

Jim Havens,

Granville Township Trustees

Dan Bellman,

Granville Village Council

Jim Harf,

Granville Board of Education

Community Volunteers

Mary Albright

Ken Apacki

Ron Bagent

Deborah Barber

Ben Barton

Bill Beck

Donna Betz

Rosamond Blake

Brenda Boyle

Ashlin Caravana

Lorraine Carlson

John Daugherty

Marcia Dennison

Mary Fellabaum

Sandra Gavin

Walter Gowans

Mark Granger

Mary Ellen Greenwood

Jeffrey Haberman

John Hall

Lon Herman

Mary Ellen Hibler

Flo Hoffman

Cheryl Jalbert

Rhonda Jordan

Jim Jump

Marilyn Jung

Kathryn Kern

Trudy Knox

Fred Larimer

Carol Lawson

Ed Leeka

Dick Lucier

Martha Matesich

Karen Matz

Dorian McClintock

Fleur Metzger

Michael Mickelson

Alan Miller

Madeline Monanco

Ruth Owen

John Owens

Al Packer

Jurgen Pape

Jean Schelhorn

Ed Smith

Judith Spater

Judith Thomas

Dan VanNess

Kathleen Wallace

Roy Wellington

Victoria Wellington

Rose Wingert

Renee Wise

Tom Woodward

Dick Zenko

Sue Zenko

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Licking County Planning Commission